



8

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** AMY TEMES, SENIOR PLANNER  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV *AT*

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *ajl*

**MEETING DATE:** MARCH 5, 2014

**SUBJECT:** S13-11 ENCLAVE AT SANTAN VILLAGE, REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 29 SINGLE FAMILY HOME LOTS ON APPROXIMATELY 20.6 ACRES OF REAL PROPERTY LOCATED EAST OF THE NORTHEAST CORNER OF GREENFIELD AND PECOS ROADS IN THE SINGLE FAMILY - 15 ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

Allow for the development of a new residential subdivision in conformance with the Planned Area Development (PAD).

### **RECOMMENDED MOTION**

Approval of the Preliminary Plat for Enclave at Santan Village, approximately 20.6 acres consisting of 29 single family lots, generally located east of the northeast corner of Greenfield and Pecos Roads and zoned Single Family -15 with a PAD overlay.

## **APPLICANT/OWNER**

**Applicant Name** Iplan Consulting  
Greg Davis  
**Address** 4387 E. Capricorn Place  
Chandler, AZ 85249  
**Phone** 480-227-9850  
**Email** iplangd@cox.net

**Owner** Franklin E Gray Trust  
and Higley Gray LLC  
**Address** 16264 E. Pecos Road  
Gilbert, AZ 85297

## **BACKGROUND/DISCUSSION**

<i>Date</i>	<i>Action</i>
October 9, 2013	Blank annexation petition filed at Maricopa County.
November 6, 2013	Planning Commission Study Session for GP13-15, Z13-26 and S13-11.
November 7, 2013	Town Council held a public hearing on annexation. December 19, 2013 Town Council approved Annexation Case No. A13-01.
February 5, 2014	Planning Commission recommended approval of Z13-26

### **Overview**

The subject property was annexed into the Town of Gilbert in December of 2013. Town on Gilbert Single Family – 43 was applied to the parcel with the annexation because it was comparable to the prior Maricopa County RU-43 zoning. This rural residential and farm property is bounded by Pecos Road to the south and large lot, 2+ acre, County properties on to the north, east and west. Within one mile of the property are the Santan Freeway, Mercy Gilbert Hospital and Medical Center, Discovery Park, the LDS Temple and San Tan Village. This preliminary plat approval is contingent upon Town Council rezoning of the property to be heard on the March 6, 2014 agenda. Staff has received no comments from the neighbors since the first neighborhood meeting. No neighbors attended the Planning Commission hearing for the rezoning on February 5, 2014. The rezoning was recommended for approval by the Planning Commission on the consent agenda.

### **Pre-Plat Summary**

The Preliminary Plat implements the PAD Development Plan and SF-15 zoning modification by detailing the specifics of the proposal such as the size, location, and dimensions of the lots, road design, parks, and retention areas. The PAD modified the following development standards:

	<i>Standards</i>	<i>LDC SF-15</i>	<i>PAD</i>
#1	Minimum Lot Size	15,000	16,500 SF
#2	Minimum Lot Width	90'	50'
#3	Front Setback	30'	30' Front entry Garage (per LDC) 20' LIVABLE/COVERED PORCH/ SIDE ENTRY GARAGE
#4	Lot Coverage	35%	40% 1-story (per LDC) 35% 2-STORY

The subdivision neighborhood is designed around a central park/open space that also acts as the focal point of the entrance. The subdivision will be gated and therefore the street will be private. A secondary emergency access is provided to Pecos Road along the east side of the Tract F retention basin.

Dedication to Gilbert for 164<sup>th</sup> Street right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. The dedication shall extend 33' feet from the center line. Landscape improvements to the right-of-way are included in the open space plan. The 164<sup>th</sup> Street off-site improvements shall be a cash-in-lieu payment for future construction. The applicant is responsible for providing dust control for the street half width and maintenance of the landscape. 164<sup>th</sup> Street is blocked at Pecos Road by a Roosevelt Water Conservation District property and barricaded at the north end. It shall not be used for vehicular access until the Town determines that there is a need for the collector street.

The minimum lot size is 16,500 square feet per the draft ordinance. The smallest lot on the Lot Table is 16,989 square feet and the largest is 21,661 square feet. The average lot size is 19,892.7 square feet. The preliminary plat is shown in conformance with the Development Plan.

### **Open Space Plan**

The subdivision is located and accessed off of Pecos Road. The streetscape is a combination of Cathedral Oaks and Palo Brea with Bougainvillea, Trailing Rosemary, Rio Bravo Texas Sage, Little John Bottlebrush, Outback Sunrise, Purple Lantana and a scattering of bear grass.

The main entry off of Pecos Road is gated with an emergency turn around. The entry is lined with Mondel Pine and Red Push Pistache with an understory of Outback Sunrise, Texas Sage and Red Hesperaloe. The medians are planted with Allee Elm and Mediterranean Fan Palms accented by Outback Sunrise.

A 1.5 acre primary open space/ park is centrally located and provides a focal point to the main entry. The open space/park provides picnic tables, tot lot, ramada, BBQ grill and trash receptacles. The lawn meets the requirements for active recreation dimensions and also acts as a retention basin for the project. The open space/park is surrounded by a double row of Red Push Pistache that provides summer shade and fall color. The focal point trees at the open space/ park are Cathedral Oaks.

Tract F is a 1 acre retention basin that also provides a 20' wide emergency access to Pecos Road. The basin is lined by Cathedral Oaks and Mondel Pine. The bottom of the basin is gridded with orange trees. The project landscape architect is proposing decomposed granite with bubblers for the citrus tree basin area.

The 164<sup>th</sup> Street alignment right-of-way is lined by Thornless Mesquite, Palo Brea and Cathedral Oaks. The shrubs are Bougainvillea, Trailing Rosemary, Outback Sunrise, Texas Sage and Red Hesperaloe.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	Residential > 0-1 DU/Acre	Maricopa County RU-43
South	Residential > 1-2 DU/Acre and Community Commercial	SF-35 and Community Commercial

East	Residential > 0-1 DU/Acre	Maricopa County RU-43
West	Residential > 0-1 DU/Acre	Maricopa County RU-43
Site	Residential > 0-1 DU/Acre	Town of Gilbert SF-15 (pending approval 3/6/2014)

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat.

### **SCHOOL DISTRICT COMMENTS**

No comments have been received from the School District.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **FINDINGS**

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-11 Enclave at Santan Village Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

### **STAFF RECOMMENDATION**

Move to approve the findings and **S13-11**, Enclave at Santan Village, approximately 20.6 acres consisting of 29 single family lots, generally located east of the northeast corner of Greenfield and Pecos Roads zoned SF-15 with a PAD overlay, subject to the following conditions;

1. The Final Plat for Enclave at Santan Village shall be in substantial conformance with Attachment 3, the Development Plan pending approval by the Town Council on March 6, 2014; Attachment 4 approved by the Planning Commission at the March 5, 2014 public hearing; and Attachment 5, the Open Space Plan pending approval by the Design Review Board on March 13, 2014.
2. Approval of the Preliminary Plat is contingent upon the approval of zoning case Z13-26 to be heard at the March 6, 2014 Town Council hearing.



Respectfully submitted,

Amy Temes  
Senior Planner

**Attachments:**

Attachment 1: Notice of Public Hearing

Attachment 2: Aerial Photo

Attachment 3: Development Plan

Attachment 4: Finding of Fact

Attachment 5: Preliminary Plat

Attachment 6: Open Space Plan

# Notice of Public Hearing S13-11: Enclave at Santan Village Attachment 1 -Notice of Public Hearing

**Planning Commission Date:**

**Wednesday, March 5, 2014\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center, Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

**\* Call Planning Department to verify date and time: (480) 503-6700**

## **REQUESTED ACTION:**

S13-11 Enclave at San Tan Village: Request to approve a Preliminary Plat and Open Space Plan for Vertan's Homes at Enclave at San Tan Village for 29 home lots (Lots 1-29) on approximately 20.61 acres of real property located east of the northeast corner of Greenfield and Pecos Roads located in the Single Family - 15 (SF-15) zoning district with a Planned Area Development overlay zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

## **SITE LOCATION:**



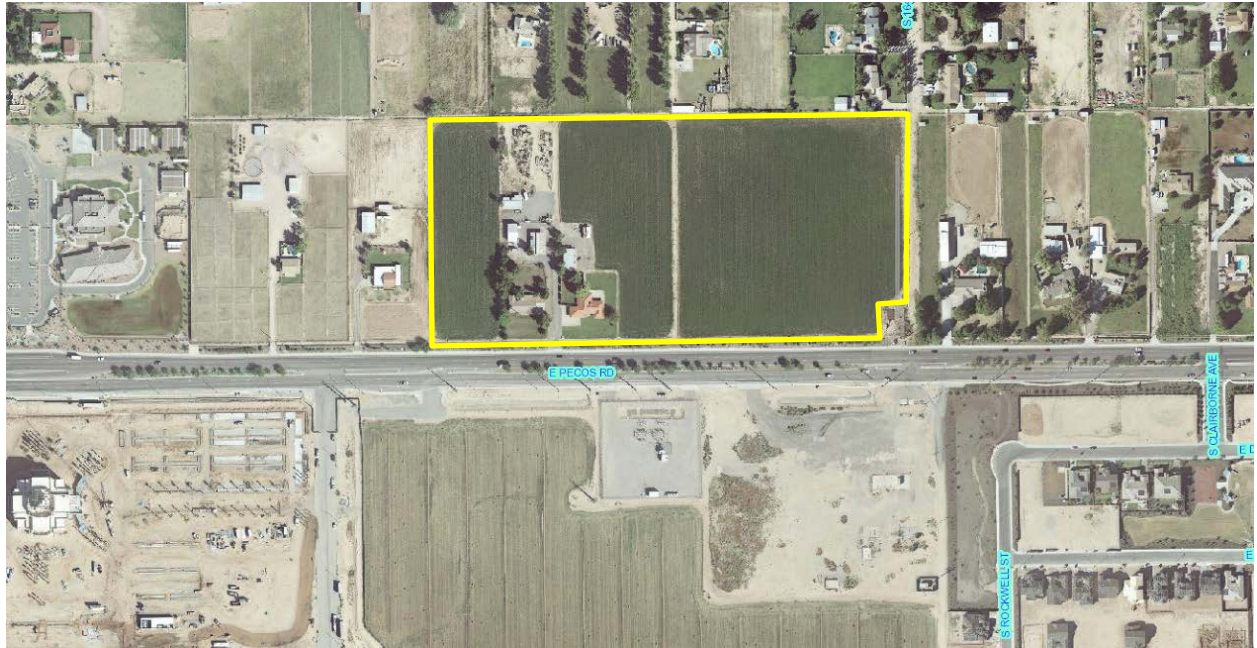
**APPLICANT: Iplan Consulting  
CONTACT: Greg Davis  
ADDRESS: 4387 East Capricorn Place  
Chandler, Arizona 85249**

**TELEPHONE: (480) 227-9850**

**E-MAIL: Iplangd@cox.net**

**S13-11: Enclave at Santan Village**  
**Attachment 2 - Aerial Photo**

**Aerial**

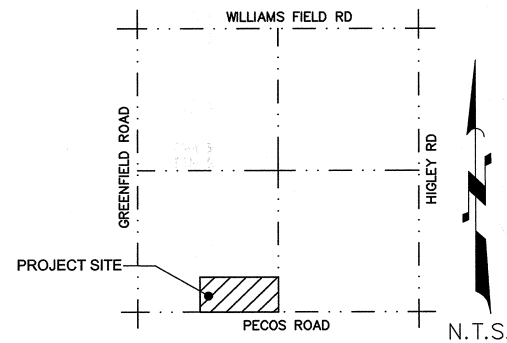


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# DEVELOPMENT PLAN FOR ENCLAVE AT SAN TAN VILLAGE

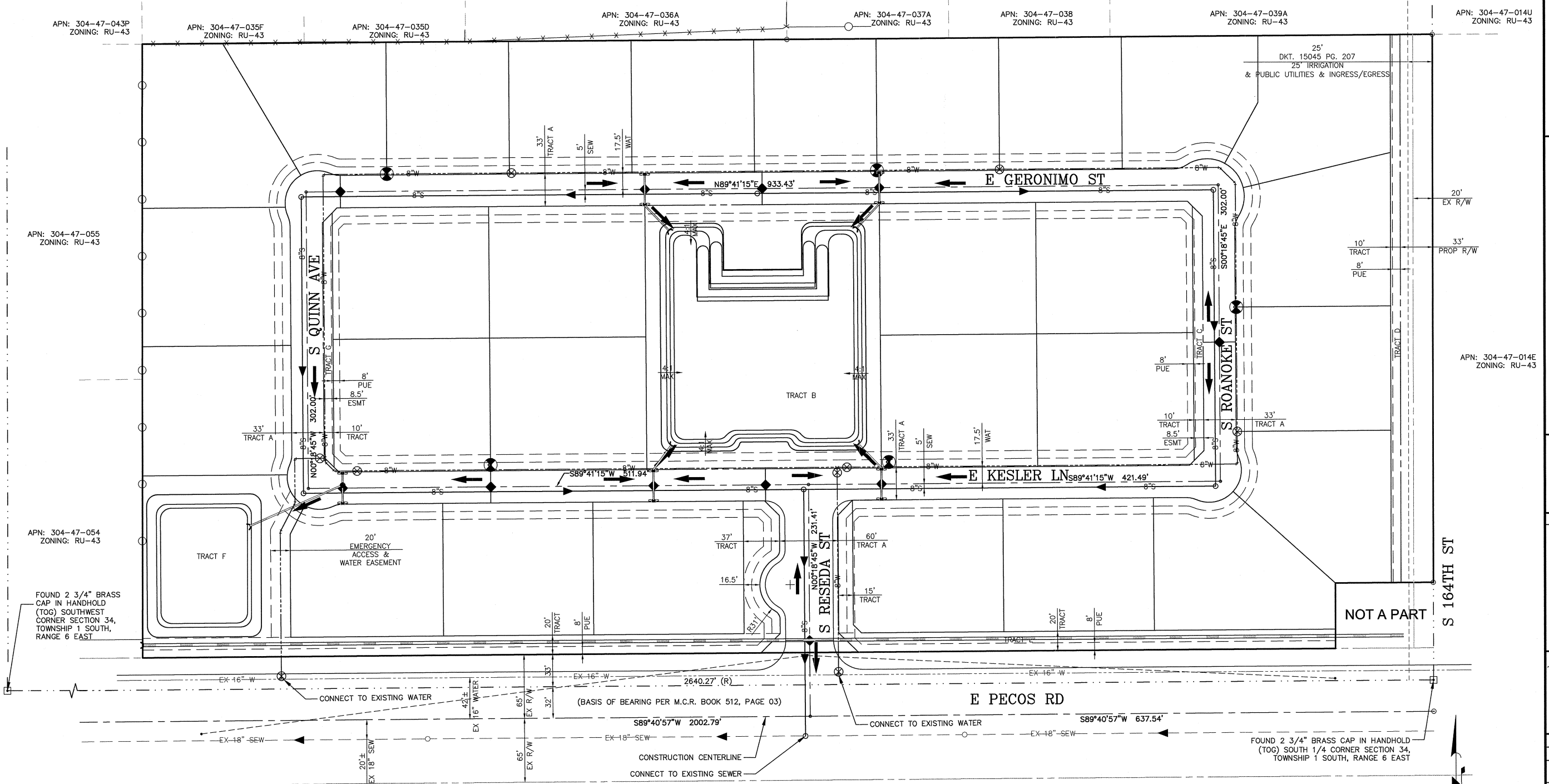
S13-11: Enclave at Santan Village  
Attachment 3 - Development Plan



VICINITY MAP  
SECTION 34, T.1S., R.6E.

SF-15 BUILDING SETBACK DATA	
MINIMUM LOT SIZE	16,500 SF
FRONT	30 FT TO FRONT FACING GARAGE 20 FT TO LIVING AREA/COVERED PORCH 20 FT TO SIDE ENTRY GARAGE
MAXIMUM LOT COVERAGE - 1 STORY	40%
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	130 FT

PROJECT DATA TABLE	
GROSS ACREAGE	20.61 ACRES
PROPOSED ZONING DISTRICT	PAD SF-15



Land Developm  
Power & Energy  
Telecommunica  
Infrastructure &  
Environmental  
Water & Natura



DEVELOPMENT PLAN  
PROJECT:  
ENCLAVE AT SAN TAN VILLAGE  
GILBERT, AZ



REVISIONS:



P.M. M. OLSEN  
DR. S. BALDWIN  
JOB NO.  
13000697  
FILE NO.  
13000697DP01

DP01

SHEET NO.

1 OF 1

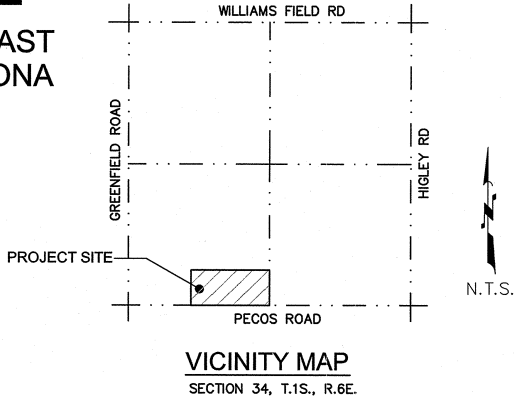
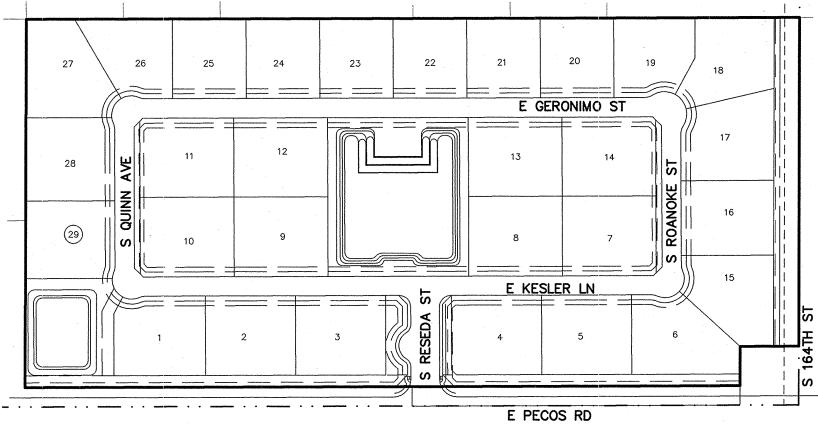
**FINDING OF FACT**  
**S13-11 Enclave at Santan Village**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

PRELIMINARY PLAT  
FOR  
ENCLAVE AT SAN TAN VILLAGE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 EAST  
GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA

S13-11: Enclave at Santan Village  
Attachment 5 - Preliminary Plat



DEVELOPER  
VETERAN HOMES  
13176 N 104TH ST  
SCOTTSDALE, ARIZONA 85260  
PHONE: (602) 558-6069  
CONTACT: JEFF CARLSON

PLANNER  
IPLAN CONSULTING  
4387 E. CAPRICORN PL  
CHANDLER, ARIZONA 85249  
PHONE: (480) 807-5671  
CONTACT: GREG DAVIS, AICP

ENGINEER  
ATWELL  
4700 E. SOUTHERN AVE.  
MESA, ARIZONA 85208  
PHONE: (480) 218-8831  
FAX: (480) 830-4888  
CONTACT: MATTHEW OLSEN, P.E.

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF THE ABOVE REFERENCED SECTION 34, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 34, BEARS S 89°41'15"W, 2640.20 FEET PER A RECORD OF SURVEY RECORDED IN BOOK 1146, PAGE 18, RECORDS OF MARICOPA COUNTY, AZ;  
THENCE S 89°41'15"W, 1320.10 FEET TO A POINT ALONG THE SOUTHERLY LINE OF SAID SECTION 34;

THENCE LEAVING THE SOUTHERLY LINE OF SAID SECTION 34 N00°03'13"E, 33.00 TO THE POINT OF BEGINNING;

THENCE N00°03'13"E, 625.45 FEET;

THENCE N89°41'40"E, 1,319.44 FEET;

THENCE S00°00'13"E, 558.29 FEET;

THENCE S89°41'15"W, 100.00 FEET;

THENCE S00°00'13"E, 67.00 FEET;

THENCE S89°41'15"W, 1,220.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 818,623 SQUARE FEET OR 18.793 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

SF-15 BUILDING SETBACK DATA	
MINIMUM LOT SIZE	16,500 SF
FRONT	30 FT TO FRONT FACING GARAGE 20 FT TO LIVING AREA/COVERED PORCH 20 FT TO SIDE ENTRY GARAGE
SIDE	15 FT MIN.
REAR	30 FT
MAXIMUM LOT COVERAGE - 1 STORY	40%
MAXIMUM LOT COVERAGE - 2 STORY	35%
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	130 FT

LOT TABLE		
LOT #	AREA (SF)	ZONING
1	20726	SF-15
2	20770	SF-15
3	20770	SF-15
4	20771	SF-15
5	20769	SF-15
6	20617	SF-15
7	21601	SF-15
8	21600	SF-15
9	21600	SF-15
10	21600	SF-15
11	21441	SF-15
12	21440	SF-15
13	21440	SF-15
14	21441	SF-15
15	19808	SF-15
16	20000	SF-15
17	21661	SF-15
18	19900	SF-15
19	17233	SF-15
20	16988	SF-15
21	16988	SF-15
22	16989	SF-15
23	16989	SF-15
24	16990	SF-15
25	16989	SF-15
26	17113	SF-15
27	21344	SF-15
28	21321	SF-15
29	19990	SF-15
TOTAL	576889	SF-15

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 EAST, BEARING BEING N89°41'15"E BETWEEN THE MONUMENTS AS SHOWN HEREON

BENCH MARK

BRASS CAP IN HANDHOLE NORTH QUARTER CORNER, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 EAST,  
GDACS (NAVD 88) ELEVATION=1290.62

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

SITE DATA

PROJECT DATA TABLE	
GROSS ACREAGE	20.61 ACRES
NET ACREAGE	18.37 ACRES
DENSITY	1.4 LOTS/ GROSS ACRE
NUMBER OF DWELLING UNITS	29 UNITS
SQUARE FOOTAGE OF NON-RESIDENTIAL USE	0 SQUARE FEET
OPEN SPACE/LANDSCAPE RETENTION AREA	2.84 ACRES
OPEN SPACE/LANDSCAPE RETENTION PERCENT	13.78% OF GROSS ACREAGE
CURRENT ZONING DISTRICT	MARICOPA RURAL 43
PROPOSED ZONING DISTRICT	PAD SF-15
CURRENT GENERAL PLAN CLASSIFICATION	RES. 0-1
PROPOSED GENERAL PLAN CLASSIFICATION	RES. 1-2

UTILITIES

DESCRIPTION	REPRESENTATIVE
WATER	TOWN OF GILBERT
SEWER	TOWN OF GILBERT
GAS	SOUTHWEST GAS
ELECTRIC	SRP
TELEPHONE	CENTURY LINK
REFUSE	TOWN OF GILBERT
CABLE TV	COX

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
DETAIL SHEET	2
LOT DIMENSIONS	3
CONCEPTUAL GRADING PLANS	4
CONCEPTUAL UTILITY PLANS	5

LOT TYPE TABLE

LOT TYPE	MIN. LOT DIMS. PROPOSED	MINIMUM LOT AREA (SF) PROPOSED	PROPOSED NUMBER OF LOTS
CONVENTIONAL	50'x130'	16,500	29

		USE				
		PRIVATE ROADWAY	OPEN SPACE	LANDSCAPE RETENTION	DRAINAGE	RECREATION FACILITIES AND PURPOSES
TRACT A	2.16 AC	X				
TRACT B	1.48 AC	X	X	X	X	X
TRACT C	0.06 AC	X	X			
TRACT D	0.13 AC	X	X	X	X	
TRACT E	0.27 AC	X	X	X	X	
TRACT F	0.97 AC	X	X			
TRACT G	0.06 AC	X	X			

TRACT TABLE

Land Developm  
Power & Energy  
Telecommunica  
Infrastructure &  
Environmental  
Water & Natura



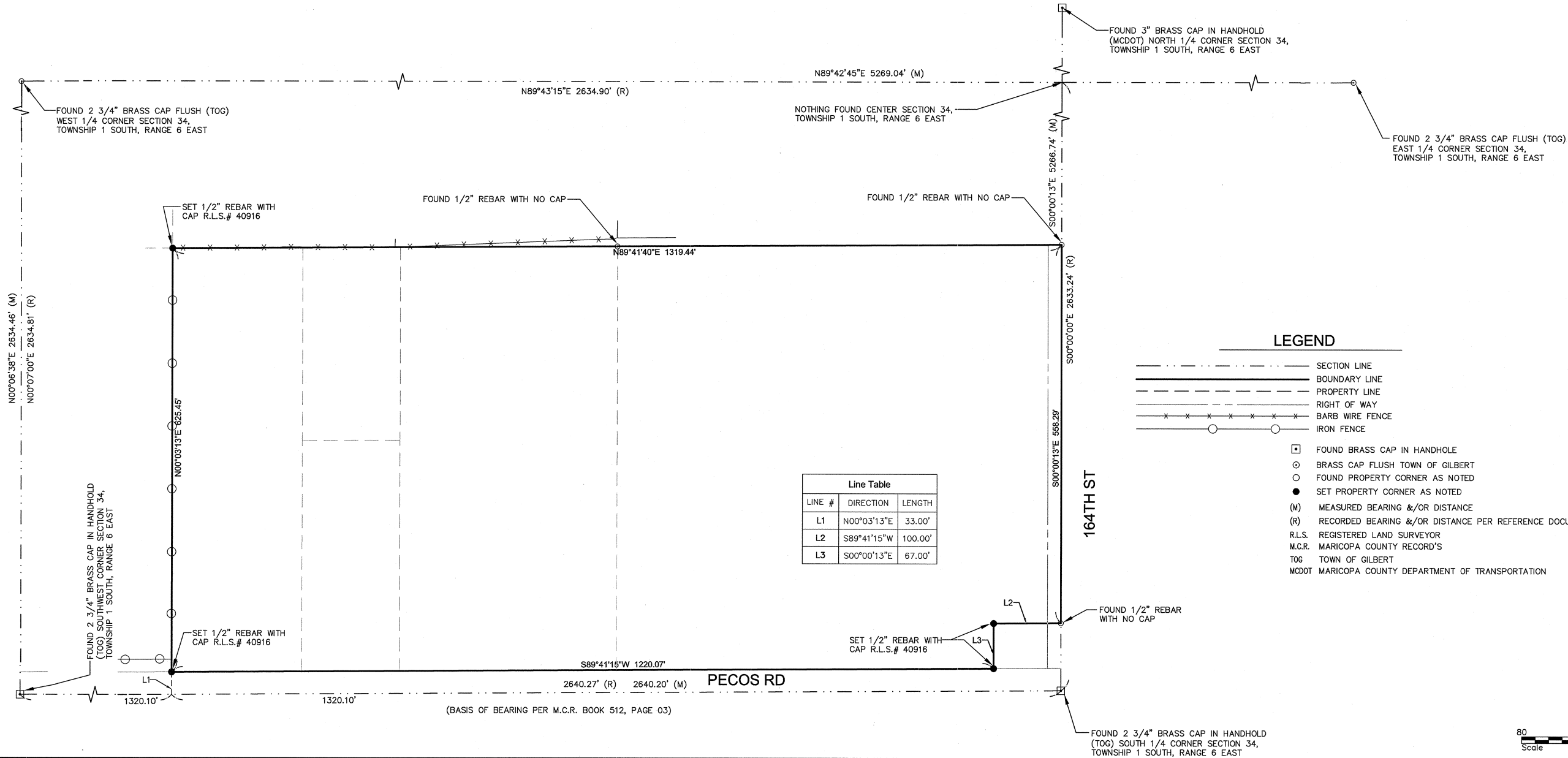
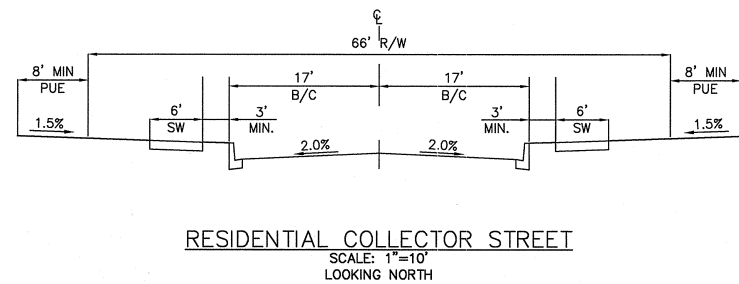
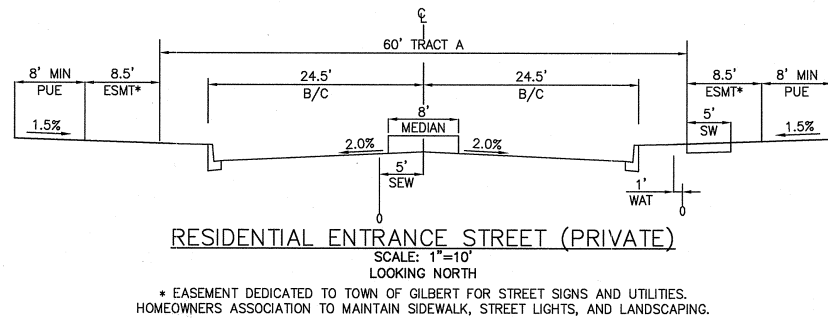
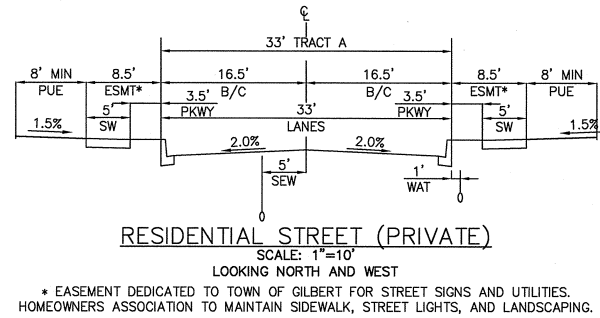
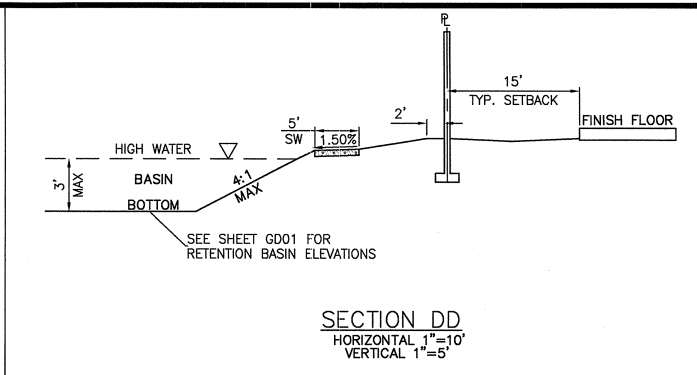
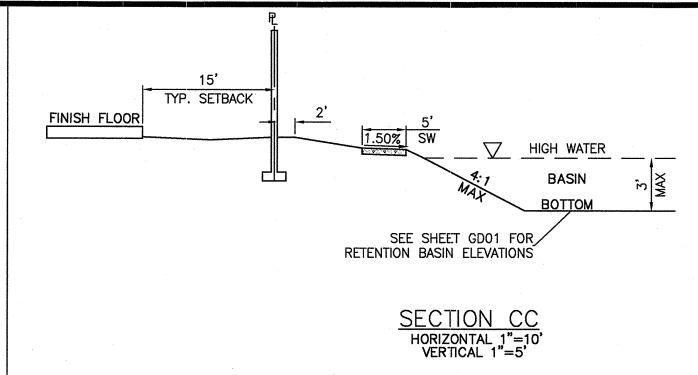
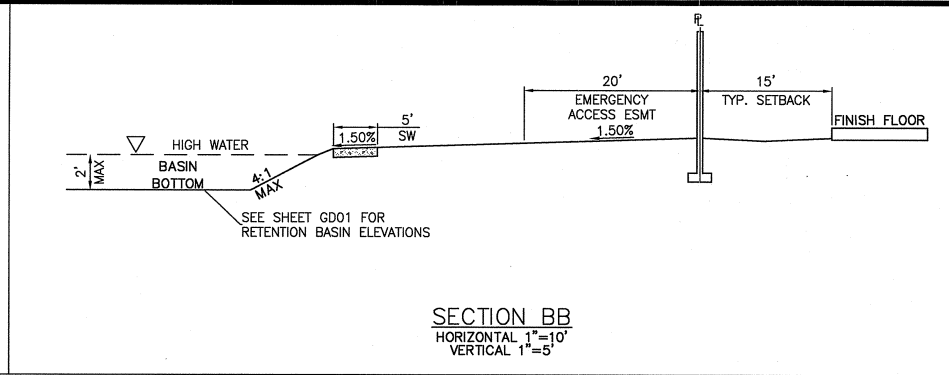
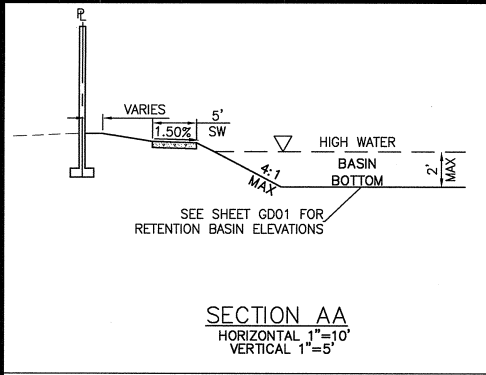
PRELIMINARY PLAT  
PROJECT:  
ENCLAVE AT SAN TAN VILLAGE  
GILBERT, AZ



REVISIONS:

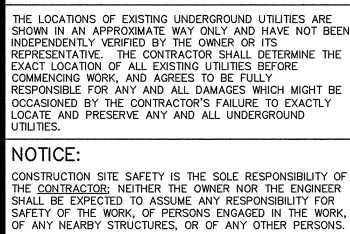



PM. M. OLSEN  
DR. S. BALDWIN  
JOB NO.  
13000697  
FILE NO.  
13000697CS01  
CS01  
SHEET NO.  
1 OF 5





Curve Table			
Curve #	Length	Radius	Delta
C10	40.91	38.00	61.68
C11	14.28	25.00	32.73
C12	10.46	25.00	23.97
C13	31.31	33.00	54.36
C14	38.22	33.00	66.36
C15	9.92	33.00	17.22
C16	10.46	25.00	23.97
C17	10.46	25.00	23.97
C18	11.17	33.00	19.39

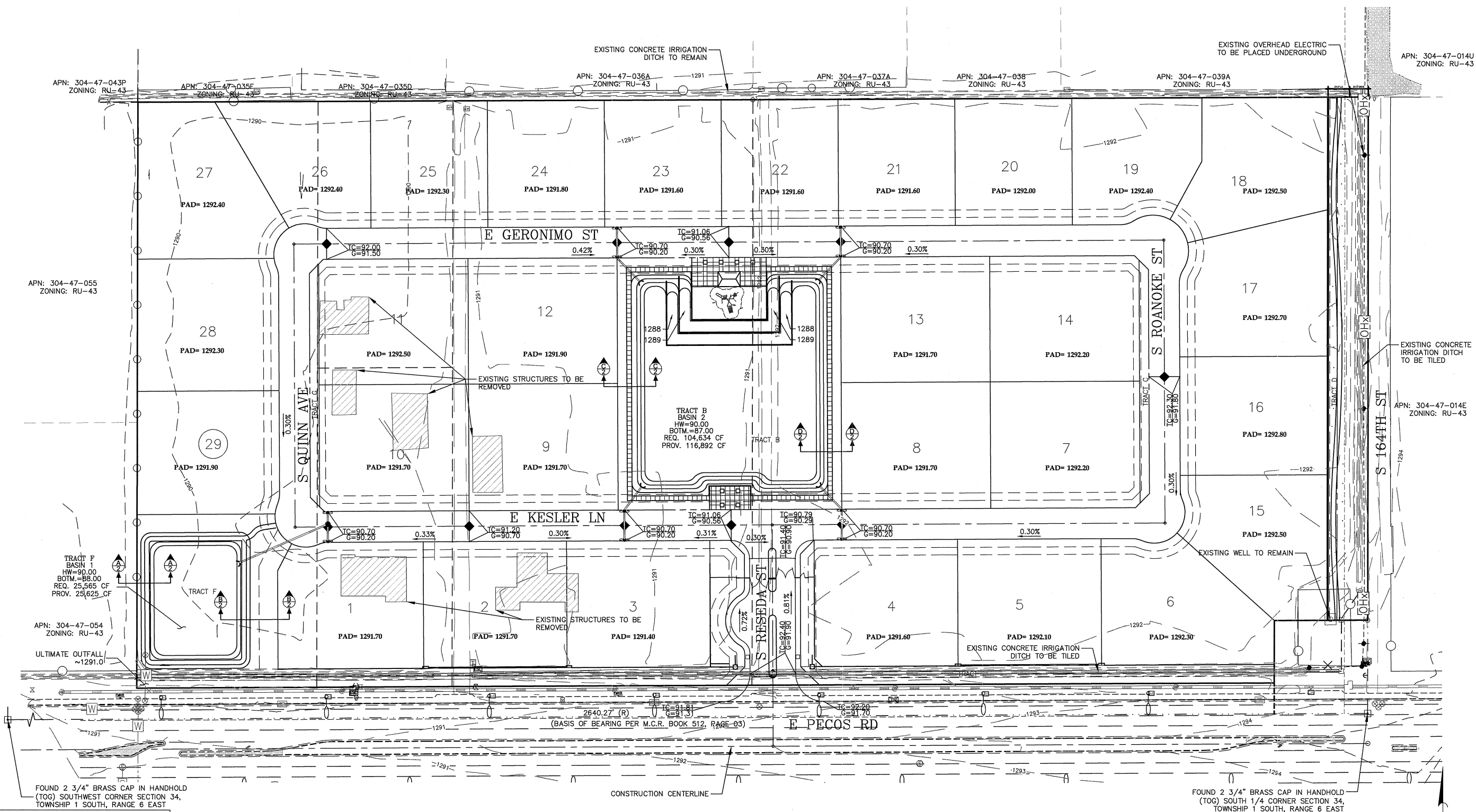




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Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources

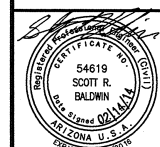


PROJECT: GRADING PLAN

ENCLAVE AT SAN TAN VILLAGE  
GILBERT, AZ

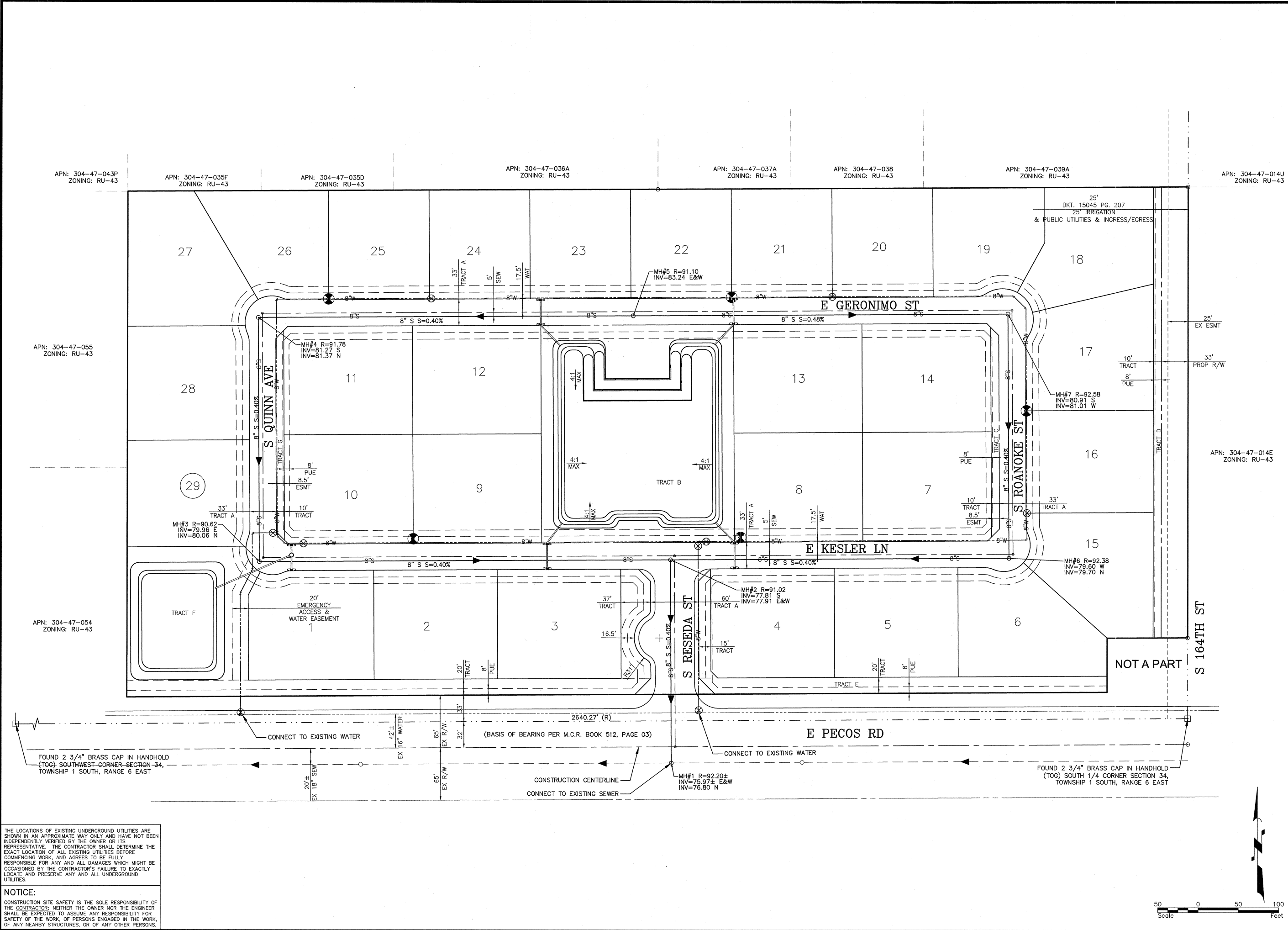


REVISIONS:



PM.	M. OLSEN
DR.	S. BALDWIN
JOB NO. 13000697	
FILE NO. 13000697GD01	
GD01	

SHEET NO.  
**4 OF 5**



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources

**ATWELL**  
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OFFICES IN NORTH AMERICA AND ASIA

**UTILITY PLAN**

PROJECT:  
**ENCLAVE AT SAN TAN VILLAGE**  
GILBERT, AZ

Know what's below.  
Call before you dig.

**811**

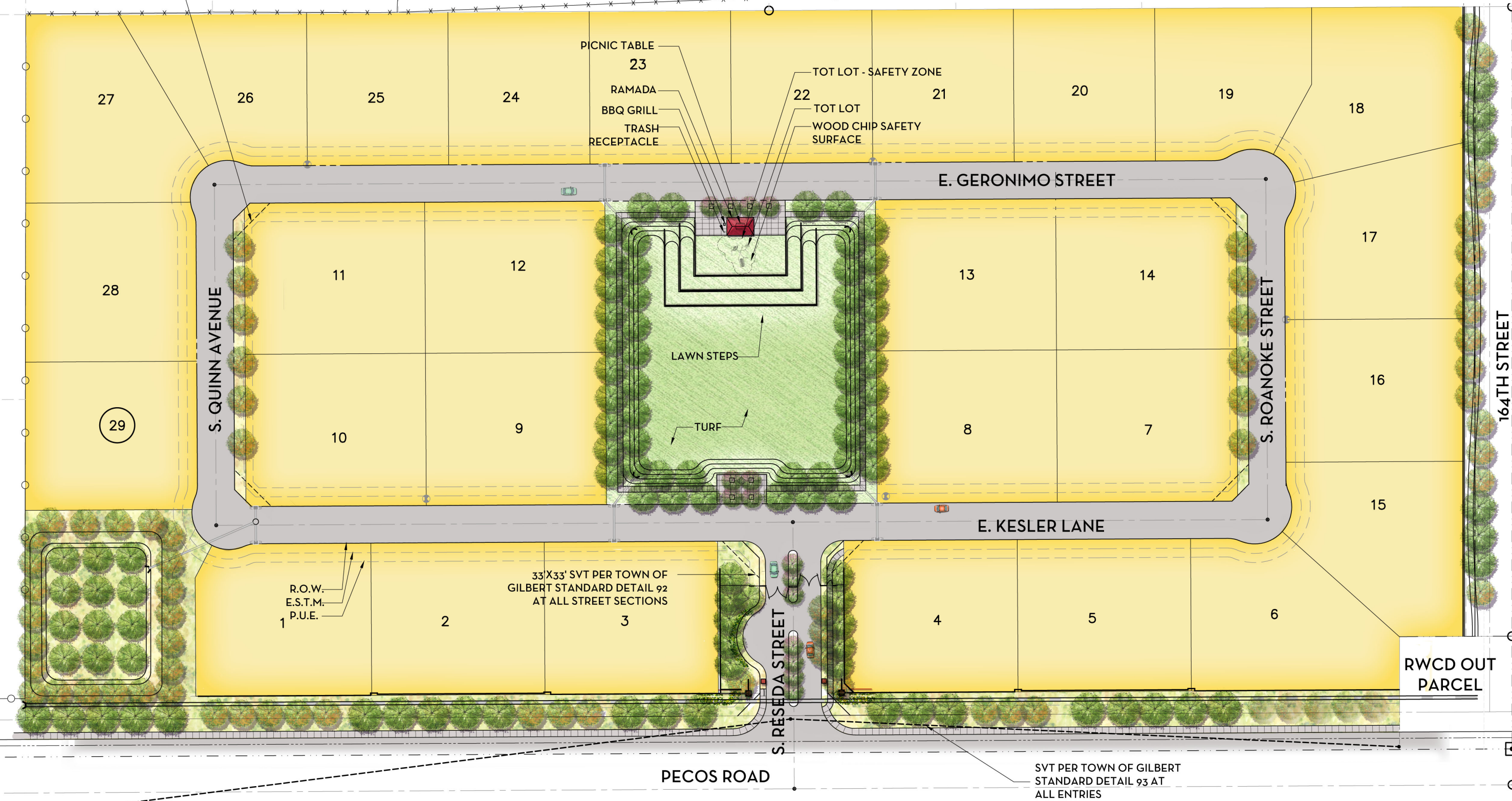
REVISIONS:

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DR. S. BALDWIN  
JOB NO. 13000697  
FILE NO. 13000697UT01  
UT01  
SHEET NO. **5 OF 5**



S13-11: Enclave at Santan Village  
Attachment 6 -Open Space Plan

33'X33' SVT PER TOWN OF  
GILBERT STANDARD DETAIL  
92 AT ALL STREET  
SECTIONS



THE ENCLAVE

CONCEPTUAL SITE PLAN

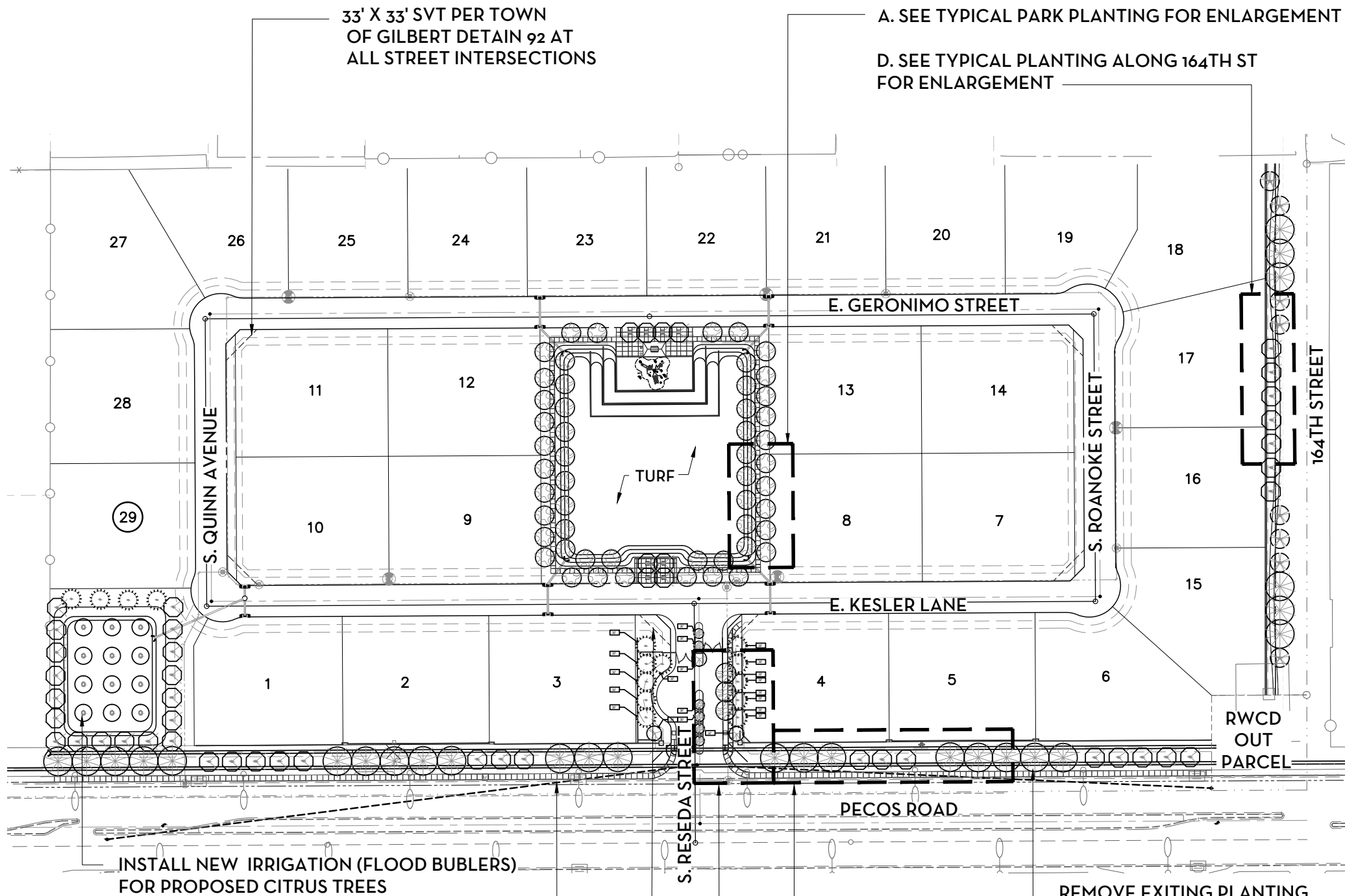
plan scale 1:40'  
date: 02.13.14

40 80 120

andersonbaron  
plan · design · achieve  
50 n. mcclintock drive, suite 1  
chandler, arizona 85226  
ph. 480.699.7956 f.480.699.7986

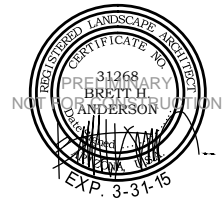




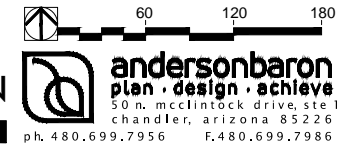


PLANT MATERIALS LEGEND									
	Plant Name	Size	Qty.	Caliper	height		Plant Name	Size	Qty.
<div>SIZE</div>	<b>Trees</b>						<b>Groundcovers/Accent Cont.</b>		
	Acacia aneura	24" Box	11	1.5"	7' Min ht.		Myrtus communis 'compacta'	1 gal.	693
	Mulga Acacia	24" box	6	3"			Dwarf Myrtle	1 gal.	4
	Brahea armata	24" Box	16	5"			Sphaeralcea ambigua	1 gal.	4
	Mexican Blue Palm	24" Box	16	5"			Desert Mallow	5 gal.	85
	Citrus	24" box / Per Plan	57	1.25"	9' Min ht.		Callistemon species	1 gal.	67
	Naval Orange	24" box / Per Plan	2	3"	12'		'Little John' Bottlebrush	1 gal.	67
	Olneya tesota	24" box / Per Plan	61	3"	12' Min ht.		Dietes vegeta	5 gal.	38
	Desert Ironwood	24" box / Per Plan	14	1.50"	8'-0" Min ht.		Bearded Iris	5 gal.	38
	Olea europaea	24" box / Per Plan	105	1.5"	8' Min ht.		Eremophila prostrata 'Outback Sunrise'	5 gal.	38
Wilson Olive	24" box / Per Plan	105	1.5"	8' Min ht.		Outback Sunrise	5 gal.	38	
Phoenix dactylifera	24" box / Per Plan	105	1.5"	8' Min ht.		<b>Ground Cover</b>			
Date Palm	24" box / Per Plan	105	1.5"	8' Min ht.		Bougainvillea 'San Diego Red'	5 gal.	61	
Pinus eldarica	24" box / Per Plan	105	1.5"	8' Min ht.		Bougainvillea	5 gal.	61	
Mondel Pine	24" box / Per Plan	105	1.5"	8' Min ht.		Dalea capitata 'Sierra Gold'	1 gal.	231	
Pistacia lenticulus - multi-trunk	24" box / Per Plan	105	1.5"	8' Min ht.		Sierra Gold Dalea	1 gal.	231	
Evergreen Pistache	24" box / Per Plan	105	1.5"	8' Min ht.		Melampodium leucanthum	1 gal.	4	
Pistacia x 'Red Push'	24" Box / Per Plan	14	1.5"	6' min.ht.		Blackfoot Daisy	1 gal.	4	
Red Push Pistache	24" Box / Per Plan	14	1.5"	6' min.ht.		Acacia redolens	1 gal.	253	
Prosopis hybrid	24" Box	6	1.50"	8'-0" Min ht.		Prostrate Acacia	1 gal.	253	
Thornless Mesquite	24" Box	29	1"	5'-0" Min ht.		<b>Cacti/Succulents</b>			
Parkinsonia praecox	24" box	41	2"	12' Min ht.		Agave americana 'Marginata'	5 gal.	44	
Palo Verde	24" box	41	2"	12' Min ht.		Variegated Century Plant	5 gal.	44	
Quercus virginiana	24" box	41	2"	12' Min ht.		Agave bovicornuta	5 gal.	12	
Cathedral Oak	24" box	41	2"	12' Min ht.		Cow's Horn	5 gal.	12	
Ulmus parvifolia 'Allee'	24" box	41	2"	12' Min ht.		Agave geminiflora	5 gal.	18	
Allee Elm	24" box	41	2"	12' Min ht.		Twin Peaks Agave	5 gal.	18	
<b>Extra Large Shrubs</b>						Agave schidigera 'Durango Delight'	5 gal.	3	
Bougainvillea 'Rosenka'	5 gal.	10				Durango Delight Agave	5 gal.	3	
Bougainvillea	5 gal.	10				Agave parryi	5 gal.	5	
Buddleia Davidii	5 gal.	6				Parry's Agave	5 gal.	5	
Butterfly Bush	5 gal.	6				Agave salmiana x ferox	15 gal.	33	
Chamaecyparis humilis	5 gal.	6				Large Leaf Agave	5 gal.	33	
Mediterranean Fan Palm	5 gal.	6				Agave weberi	5 gal.	3	
Caesalpinia pulcherrima	5 gal.	6				Weber's Agave	5 gal.	3	
Red Bird of Paradise	5 gal.	6				Asclepias tubulata	5 gal.	6	
Tecoma alta 'Orange Jubilee'	5 gal.	121				Desert Milkweed	5 gal.	6	
Orange Jubilee	5 gal.	121				Bouteloua gracilis 'Blonde Ambition'	5 gal.	82	
Vauquelinia californica	5 gal.	239				Blond Ambition	5 gal.	82	
Arizona Rosewood	5 gal.	239				Echinocereus engelmannii	5 gal.	5	
<b>Large Shrubs</b>						Hedge Hog Cactus	5 gal.	5	
Calliandra californica	5 gal.	59				Hesperaloe parviflora 'Brake Lights'	5 gal.	315	
Red Fairy Duster	5 gal.	59				Red Hesperaloe	5 gal.	315	
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	239				Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	113	
Rio Bravo Sage	5 gal.	239				Autumn Glow Muhly	5 gal.	113	
Cassia artemisioides 'Silver'	5 gal.	289				Nolina bigelovii	5 gal.	106	
Silver Cassia	5 gal.	289				Beargrass	5 gal.	106	
Simmondsia chinensis	5 gal.	34				Opuntia santa rita	5 gal.	5	
Jobba	5 gal.	34				Purple Prickly Pear	5 gal.	5	
Leucophyllum frutescens 'compacta'	5 gal.	249				Stenocereus thurberi	15 gal.	1	
Compact Texas Sage	5 gal.	249				Organ Pipe	15 gal.	1	
Nerium Oleander 'Little Red'	5 gal.	52				Zaphranthes candida	5 gal.	30	
Oleander 'Little Red'	5 gal.	52				White Rain Lily	5 gal.	30	
<b>Medium Shrubs</b>						Yucca pallida	5 gal.	66	
Eremophila maculata 'Valentine'	5 gal.	54				Pale Leaf Yucca	5 gal.	66	
Valentine Shrub	5 gal.	54				<b>Vines</b>			
Gaura lindheimeri	5 gal.	7				Parthenocissus sp.	5 gal.	2	
Pink Gaura	5 gal.	7				Hacienda Creeper	5 gal.	2	
Xylosma congestum 'Compactum'	5 gal.	48				<b>Inerts</b>			
Dwarf Shiny Xylosma	5 gal.	48				Midiron Sod	54,639 SF.		
<b>Groundcovers/Accents</b>						Decomposed Granite - 2" Depth	32,498 SF.		
Carrisa grandiflora	1 gal.	332				5/8" Screened Apache Brown (Kalamazoo Materials)	32,498 SF.		
Natal Plum	5 gal.	1,125				All Planting Areas Unless Shown Otherwise			
Rosmarinus officinalis 'Prostratus'	5 gal.	1,125				6" concrete header	290 LF.		
Trailing Rosemary	5 gal.	1,125				Softail Engineered Wood Fiber	3460 SF.		
Hymenoxys acaulis	1 gal.	131				Color: Natural, Dave Bang Associates, Inc. 800.456.7903			
Angelita Daisy	1 gal.	131				notes			
Lantana montevidensis	5 gal.	62							
Trailing Purple Lantana	5 gal.	62							

PROJECT DATA TABLE	
GROSS ACREAGE	20.61 ACRES
NET ACREAGE	18.28 ACRES
DENSITY	1.9 LOTS/ GROSS ACRE
NUMBER OF DWELLING UNITS	40 UNITS
SQUARE FOOTAGE OF NON-RESIDENTIAL USE	0 SQUARE FEET
OPEN SPACE/LANDSCAPE RETENTION AREA	2.96 ACRES
OPEN SPACE/LANDSCAPE RETENTION PERCENT	14.36% OF GROSS ACREAGE
CURRENT ZONING DISTRICT	MARICOPA RURAL 43
PROPOSED ZONING DISTRICT	PAD SF-10 & SF-15
CURRENT GENERAL PLAN CLASSIFICATION	RES. 0-1
PROPOSED GENERAL PLAN CLASSIFICATION	RES. 1-2

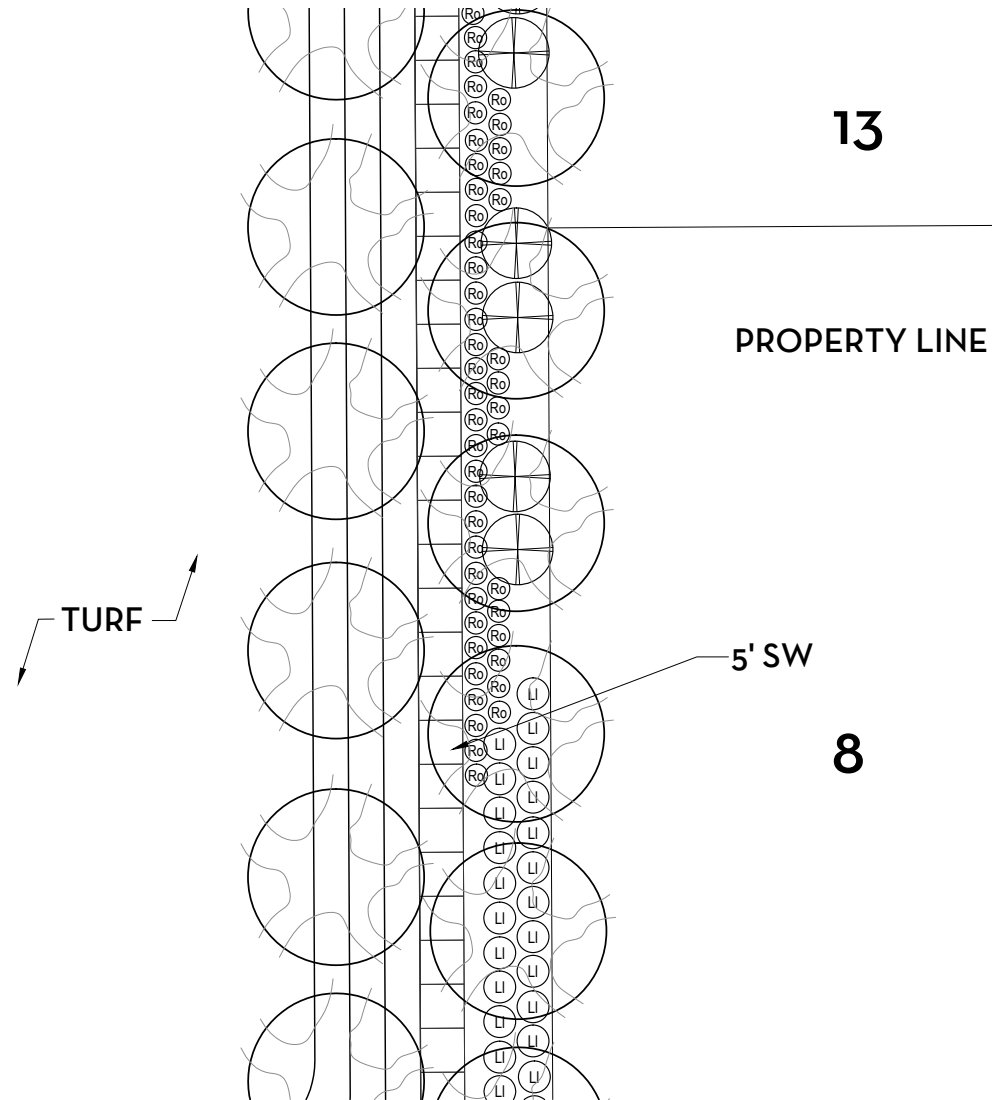


PLAN SCALE 1:60'  
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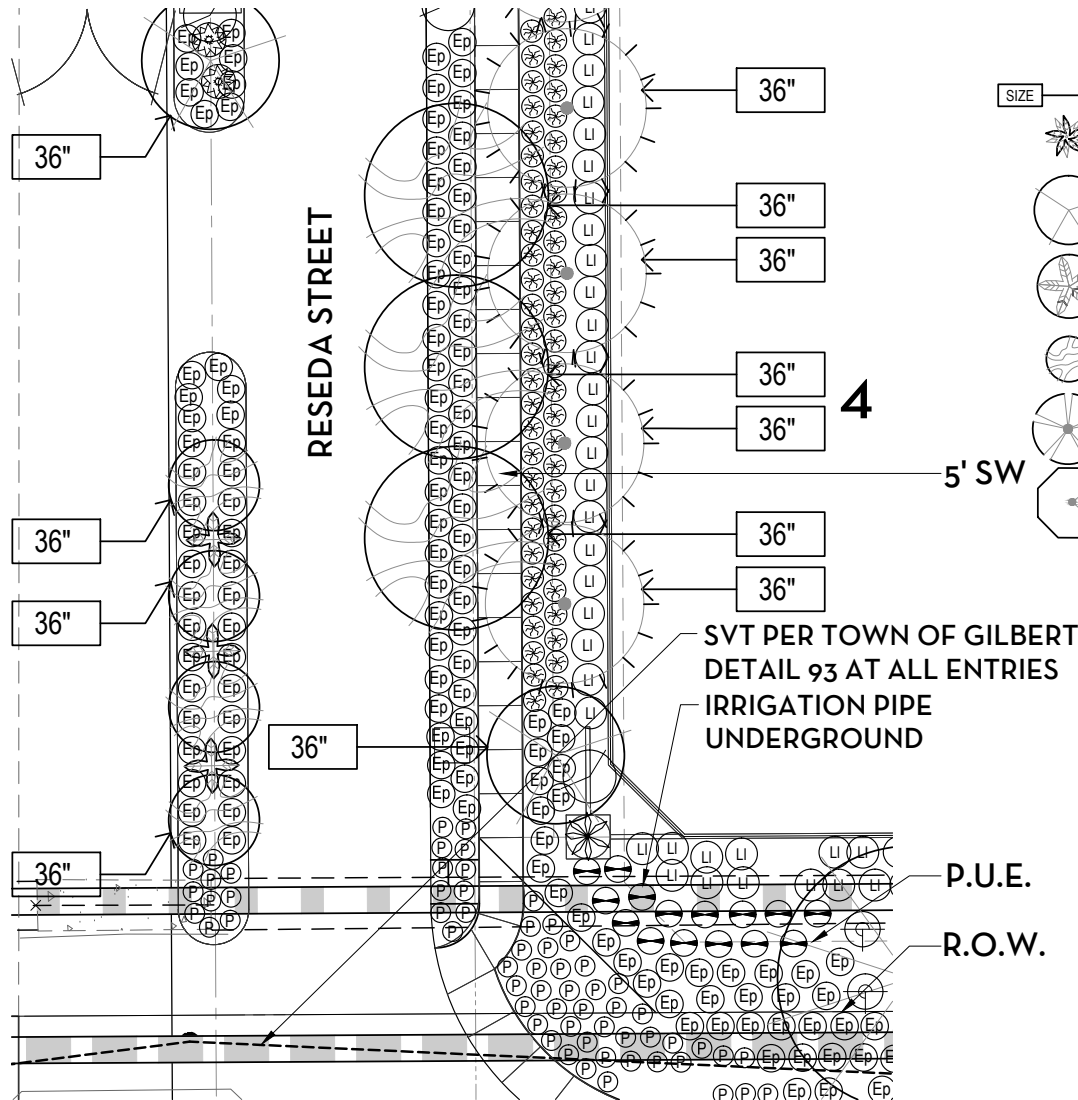


THE ENCLAVE

OPEN SPACE PLAN

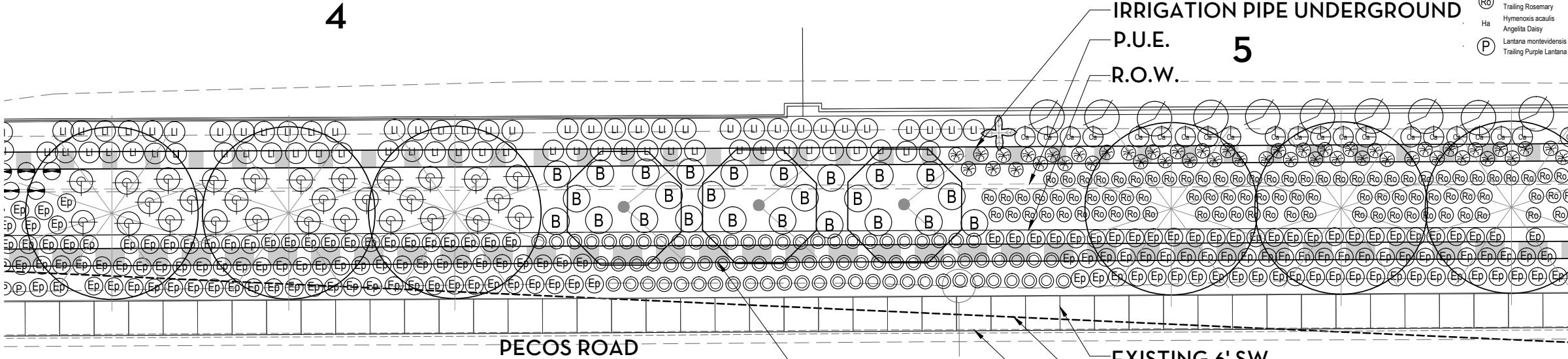


A. TYPICAL PARK PLANTING

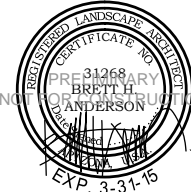


B. TYPICAL ENTRY PLANTING

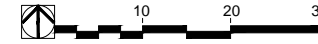
PLANT MATERIALS LEGEND									
Plant Name	Size	Qty.	Caliper	height	Plant Name	Size	Qty.		
Trees					Groundcovers/Accent Cont.				
Acacia aneura	24" Box	11	1.5"	7' Min ht.	Myrtus communis 'compacta'	1 gal.	693		
Mulga Acacia	24" box	6	3'		Sphaeralcea ambigua	1 gal.	4		
Brahea armata	24" Box	16	5'		Desert Mallow	5 gal.	85		
Citrus	24" box / Per Plan	57	1.25"	9' Min ht.	Callistemon species	1 gal.	67		
Olneya tesota	24" box / Per Plan	61	3"	12' Min ht.	'Little John' Bottlebrush	1 gal.	38		
Desert Ironwood	24" box / Per Plan	26	1.5"	6' min.ht.	Dietes vegeta	5 gal.	253		
Olea europaea	24" Box	6	1.50"	8'-0"Min ht	Bearded Iris	5 gal.	38		
Wilson Olive	24" Box	29	1"	5'-0" Min ht	Eremophila prostrata 'Outback Sunrise'	5 gal.	38		
Phoenix dactylifera	24" box	41	2"	12' Min ht.	Outback Sunrise	5 gal.	38		
Date Palm	24" Box	101	1.5"	8' Min ht.	Ground Cover				
Pinus eldarica	24" box / Per Plan	61	3"	12' Min ht.	Bougainvillea 'San Diego Red'	5 gal.	61		
Mondel Pine	24" box / Per Plan	26	1.5"	6' min.ht.	Bougainvillea	1 gal.	231		
Pistacia lentiscus - multi-trunk	24" Box / Per Plan	14	1.50"	8'-0"Min ht	Dalea capitata 'Sierra Gold'	1 gal.	4		
Evergreen Pistache	24" Box	29	1"	5'-0" Min ht	Sierra Gold Dalea	1 gal.	4		
Pistacia x 'Red Push'	24" Box / Per Plan	14	1.50"	8'-0"Min ht	Melampodium leucanthum	1 gal.	4		
Red Push Pistache	24" Box	41	2"	12' Min ht.	Blackfoot Daisy	1 gal.	253		
Prosopis hybrid	24" Box	101	1.5"	8' Min ht.	Acacia redolens	1 gal.	253		
Thornless Mesquite	24" Box	101	1.5"	8' Min ht.	Prostrate Acacia	1 gal.	253		
Parkinsonia praecox	24" Box	101	1.5"	8' Min ht.	Cacti/Succulents				
Palo Brea	24" Box	101	1.5"	8' Min ht.	Agave americana 'Marginata'	5 gal.	44		
Quercus virginiana	24" Box	101	1.5"	8' Min ht.	Variegated Century Plant	5 gal.	12		
Cathedral Oak	24" Box	101	1.5"	8' Min ht.	Agave bovicornuta	5 gal.	18		
Ulmus parvifolia 'Allee'	24" Box	101	1.5"	8' Min ht.	Cow's Horn	5 gal.	18		
Allee Elm	24" Box	101	1.5"	8' Min ht.	Agave geminiflora	5 gal.	18		
Extra Large Shrubs	24" Box	101	1.5"	8' Min ht.	Twin Peaks Agave	5 gal.	18		
Bougainvillea 'Rosenka'	24" Box	101	1.5"	8' Min ht.	Agave schottigera 'Durango Delight'	5 gal.	3		
Bougainvillea	24" Box	101	1.5"	8' Min ht.	Durango Delight Agave	5 gal.	3		
Buddleia Davidii	24" Box	101	1.5"	8' Min ht.	Agave parryi	5 gal.	5		
Butterfly Bush	24" Box	101	1.5"	8' Min ht.	Parry's Agave	5 gal.	5		
Chamaecyparis humilis	24" Box	101	1.5"	8' Min ht.	Agave salmiana x ferox	15 gal.	33		
Mediterranean Fan Palm	24" Box	101	1.5"	8' Min ht.	Large Leaf Agave	15 gal.	33		
Cassipouina pulcherrima	24" Box	101	1.5"	8' Min ht.	Agave weberi	5 gal.	3		
Red Bird of Paradise	24" Box	101	1.5"	8' Min ht.	Weber's Agave	5 gal.	3		
Tecoma alta 'Orange Jubilee'	24" Box	101	1.5"	8' Min ht.	Asclepias subulata	5 gal.	6		
Orange Jubilee	24" Box	101	1.5"	8' Min ht.	Desert Milkweed	5 gal.	6		
Vauquelinia californica	24" Box	101	1.5"	8' Min ht.	Bouteloua gracilis 'Blonde Ambition'	5 gal.	82		
Arizona Rosewood	24" Box	101	1.5"	8' Min ht.	Blond Ambition	5 gal.	82		
Large Shrubs	24" Box	101	1.5"	8' Min ht.	Echinocereus engelmannii	5 gal.	5		
Calliandra californica	24" Box	101	1.5"	8' Min ht.	Hedge Hog Cactus	5 gal.	5		
Red Fairy Duster	24" Box	101	1.5"	8' Min ht.	Hesperaloe parviflora 'Brake Lights'	5 gal.	315		
Leucophyllum langmaniae 'Rio Bravo'	24" Box	101	1.5"	8' Min ht.	Red Hesperaloe	5 gal.	315		
Rio Bravo Sage	24" Box	101	1.5"	8' Min ht.	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	113		
Cassia artemisioides 'Silver'	24" Box	101	1.5"	8' Min ht.	Autumn Glow Muhly	5 gal.	113		
Silver Cassia	24" Box	101	1.5"	8' Min ht.	Nolina bigelovii	5 gal.	106		
Simmondsia chinensis	24" Box	101	1.5"	8' Min ht.	Beargrass	5 gal.	106		
Jojoba	24" Box	101	1.5"	8' Min ht.	Opuntia santa rita	5 gal.	5		
Leucophyllum frutescens 'compacta'	24" Box	101	1.5"	8' Min ht.	Purple Prickly Pear	5 gal.	5		
Compact Texas Sage	24" Box	101	1.5"	8' Min ht.	Stenocereus thurberi	15 gal.	1		
Nerium Oleander 'Little Red'	24" Box	101	1.5"	8' Min ht.	Organ Pipe	5 gal.	30		
Oleander 'Little Red'	24" Box	101	1.5"	8' Min ht.	Zephranthes candida	5 gal.	30		
Medium Shrubs	24" Box	101	1.5"	8' Min ht.	White Rain Lily	5 gal.	66		
Eremophila maculata 'Valentine'	24" Box	101	1.5"	8' Min ht.	Yucca Pallida	5 gal.	66		
Valentine Shrub	24" Box	101	1.5"	8' Min ht.	Pale Leaf Yucca	5 gal.	66		
Gaura lindheimeri	24" Box	101	1.5"	8' Min ht.	Vines				
Pink Gaura	24" Box	101	1.5"	8' Min ht.	Parthenocissus sp.	5 gal.	2		
Xylosma congestum 'Compactum'	24" Box	101	1.5"	8' Min ht.	Hacienda Creeper	5 gal.	2		
Dwarf Shiny Xylosma	24" Box	101	1.5"	8' Min ht.	Inerts				
Groundcovers/Accents	24" Box	101	1.5"	8' Min ht.	Midiron Sod	54,639 SF.			
Carrisa grandiflora	24" Box	101	1.5"	8' Min ht.	Decomposed Granite - 2" Depth	32,498 SF.			
Natal Plum	24" Box	101	1.5"	8' Min ht.	5/8" Screened Apache Brown (Kalamazoo Materials)	All Planting Areas Unless Shown Otherwise			
Rosmarinus officinalis 'Prostratus'	24" Box	101	1.5"	8' Min ht.	6" concrete header	290 LF.			
Trailing Rosemary	24" Box	101	1.5"	8' Min ht.	Softfall Engineered Wood Fiber	3460 SF.			
Hymenoxys acaulis	24" Box	101	1.5"	8' Min ht.	Color: Natural, Dave Bang Associates, Inc. 800.456.7993				
Angelita Daisy	24" Box	101	1.5"	8' Min ht.	notes				
Lantana montevidensis	24" Box	101	1.5"	8' Min ht.					
Trailing Purple Lantana	24" Box	101	1.5"	8' Min ht.					



C. TYPICAL ROADWAY PLANTING



PLAN SCALE 1:10'  
DATE: 02.13.14

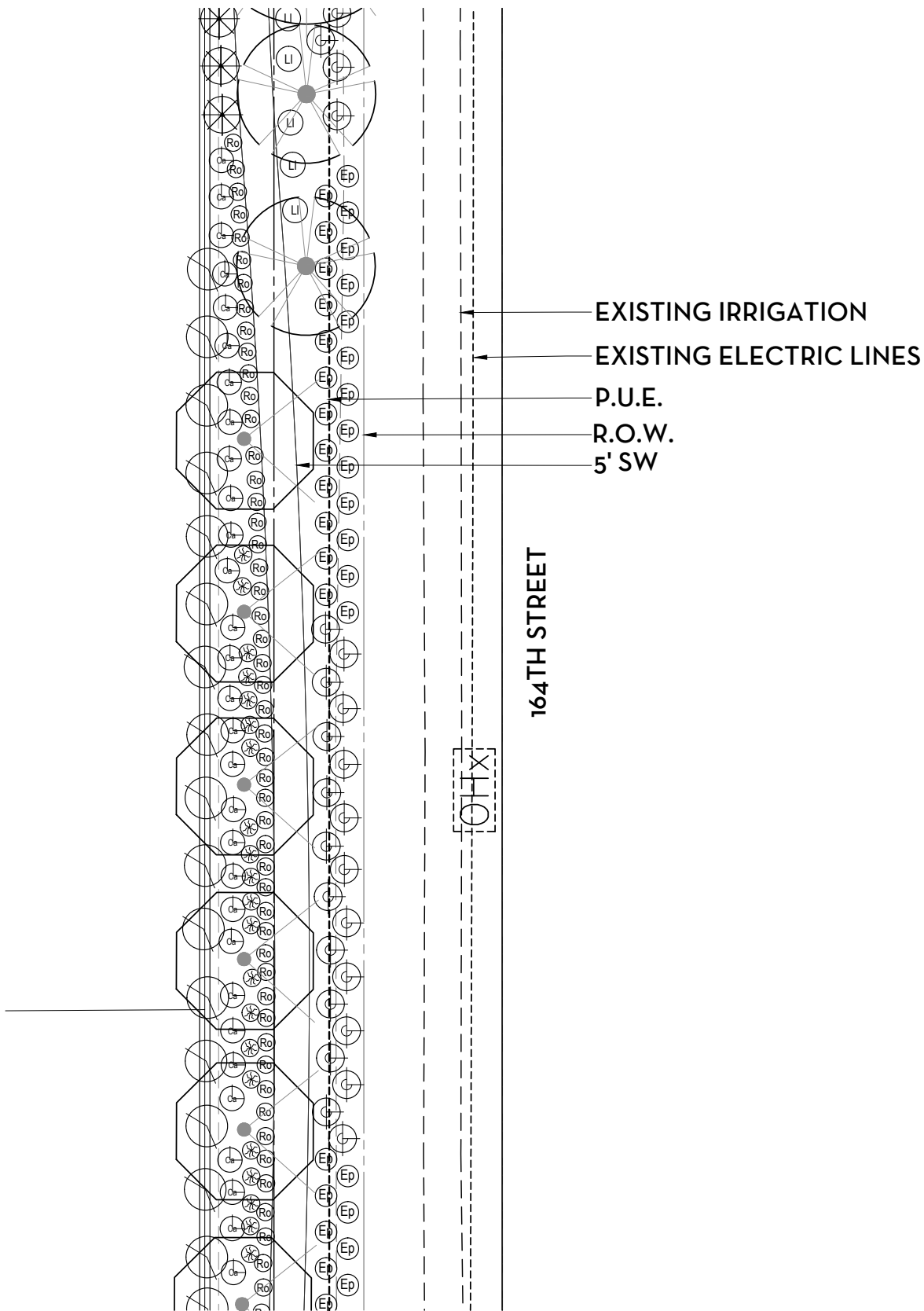


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CONCEPTUAL PLANTING VIGNETTES

THE ENCLAVE





D. TYPICAL ROADWAY PLANTING

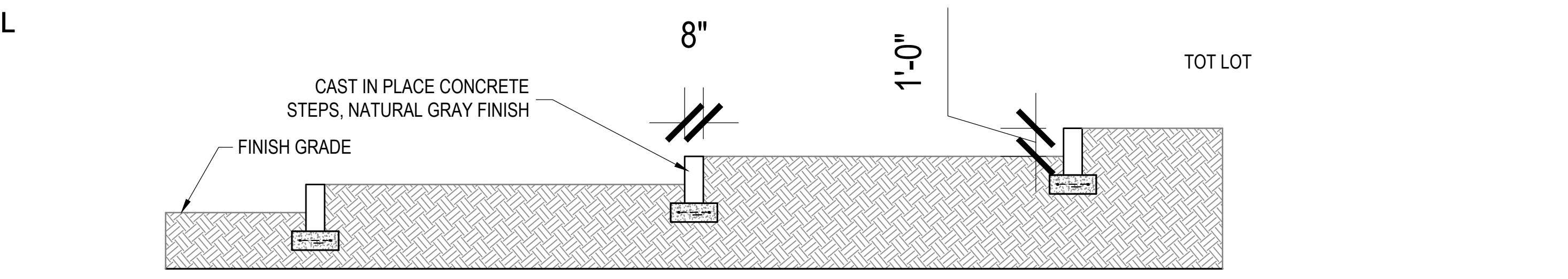
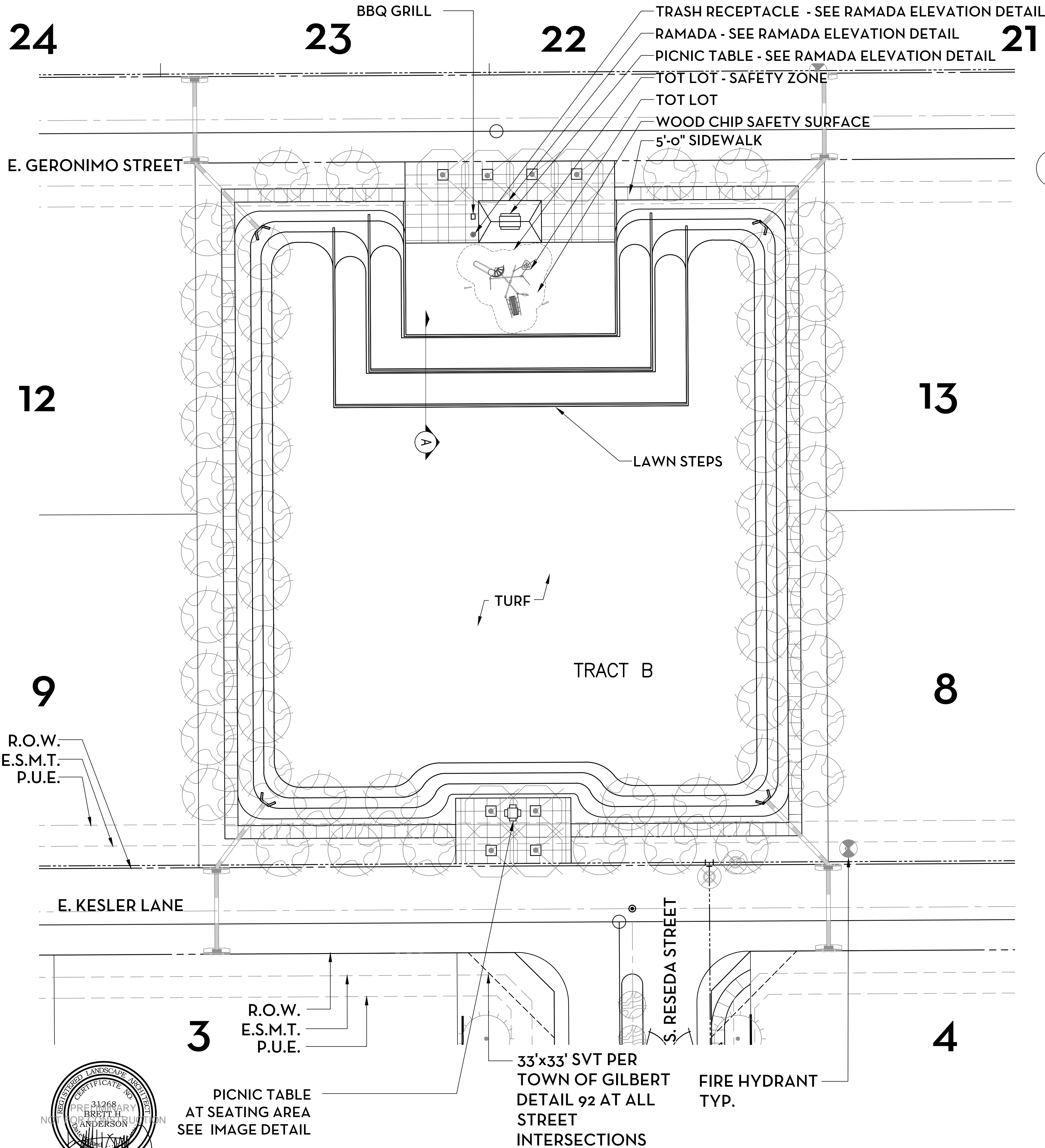
PLANT MATERIALS LEGEND									
Plant Name	Size	Qty.	Caliper	height	Plant Name	Size	Qty.		
Trees					Groundcovers/Accent Cont.				
Acacia aneura	24" Box	11	1.5"	7' Min ht.	Myrtus communis 'compacta'	1 gal.	693		
Mulga Acacia	-				Dwarf Myrtle				
Brahea armata	24" box	6	3'		Sphaeralcea ambigua	1 gal.	4		
Mexican Blue Palm	24" Box	16	5'		Desert Mallow				
Citrus	-				Callistemon species	5 gal.	85		
Naval Orange	-				'Little John' Bottlebrush	1 gal.	67		
Oleaya tesota	24" box / Per Plan				Dietes vegeta				
Desert Ironwood	-	57	1.25"	9' Min ht.	Bearded Iris				
Olea europaea	24" box	2	3"	12'	Eremophila prostrata 'Outback Sunrise'	5 gal.	38		
Wilson Olive	-				Outback Sunrise				
Phoenix dactylifera	16' tall	4			Ground Cover				
Date Palm	-				Bougainvillea 'San Diego Red'	5 gal.	61		
Pinus eldarica	24" box / Per Plan				Bougainvillea				
Mondel Pine	-	61	3"	12' Min ht.	Dalea capitata 'Sierra Gold'	1 gal.	231		
Pistacia lentiscus - multi-trunk	24" box / Per Plan				Sierra Gold Dalea				
Evergreen Pistache	-	26	1.5"	6' min.ht.	Melampodium leucanthum	1 gal.	4		
Pistacia x 'Red Push'	24" Box / Per Plan				Blackfoot Daisy				
Red Push Pistache	-	14			Acacia redolens	1 gal.	253		
Prosopis hybrid	24" Box	6	1.50"	8'-0"Min ht	Prostrate Acacia				
Thornless Mesquite	-				Cacti/Succulents				
Parkinsonia praecox	24" Box	29	1"	5'-0" Min ht	Agave americana 'Marginata'	5 gal.	44		
Palo Brea	-				Variegated Century Plant				
Quercus virginiana	24" box	41	2"	12' Min ht.	Agave bovicornuta	5 gal.	12		
Cathedral Oak	-				Cow's Horn				
Ulmus parvifolia 'Allee'	24" Box	101	1.5"	8' Min ht.	Agave geminiflora	5 gal.	18		
Allee Elm	-				Twin Peaks Agave				
Extra Large Shrubs					Agave schidigera 'Durango Delight'	5 gal.	3		
Bougainvillea 'Rosenka'	5 gal.	10			Durango Delight Agave				
Bougainvillea	-				Agave parryi	5 gal.	5		
Buddleia Davidii	5 gal.	6			Parry's Agave				
Butterfly Bush	15 gal.	26			Agave salmiana x ferox	15 gal.	33		
Chamaeceros humilis	-				Large Leaf Agave				
Mediterranean Fan Palm	5 gal.	12			Agave weberi	5 gal.	3		
Cassia alpinia pulcherrima	-				Weber's Agave				
Red Bird of Paradise	5 gal.	121			Asclepias subulata	5 gal.	6		
Tecoma alta 'Orange Jubilee'	-				Desert Milkweed				
Orange Jubilee	5 gal.	239			Bouteloua gracilis 'Blonde Ambition'	5 gal.	82		
Vauquelinia californica	-				Blond Ambition				
Arizona Rosewood	5 gal.	52			Echinocereus engelmannii	5 gal.	5		
Large Shrubs					Hedge Hog Cactus				
Calliandra californica	5 gal.	59			Hesperaloe parviflora 'Brake Lights'	5 gal.	315		
Red Fairy Duster	-				Red Hesperaloe				
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	239			Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	113		
Rio Bravo Sage	-				Autumn Glow Muhly				
Cassia artemisioides 'Silver'	5 gal.	289			Nolina bigelovii	5 gal.	106		
Silver Cassia	-				Beargrass				
Simmondsia chinensis	5 gal.	34			Opuntia santa rita	5 gal.	5		
Joyoba	-				Purple Prickly Pear				
Leucophyllum frutescens 'compacta'	5 gal.	249			Organ Pipe	15 gal.	1		
Compact Texas Sage	-				Zephranthes candida	5 gal.	30		
Nerium Oleander 'Little Red'	5 gal.	52			White Rain Lily				
Oleander 'Little Red'	-				Yucca Pallida	5 gal.	66		
Medium Shrubs					Pale Leaf Yucca				
Eremophila maculata 'Valentine'	5 gal.	54			Vines				
Valentine Shrub	-				Parthenocissus sp.	5 gal.	2		
Gaura lindheimeri	5 gal.	7			Hacienda Creeper				
Pink Gaura	-				Inerts				
Xylosma congestum 'Compactum'	5 gal.	48			Midiron Sod		54,639 SF.		
Dwarf Shiny Xylosma	-				Decomposed Granite - 2" Depth		32,498 SF.		
Groundcovers/Accents					5/8" Screened Apache Brown (Kalamazoo Materials)				
Carrisa grandiflora	1 gal.	332			All Planting Areas Unless Shown Otherwise				
Natal Plum	-				6" concrete header		290 LF.		
Rosmarinus officinalis 'Prostratus'	5 gal.	1,125			Softfill Engineered Wood Fiber		3460 SF.		
Trailing Rosemary	1 gal.	131			Color: Natural, Dave Bang Associates, Inc. 800.456.7903				
Hymenoxys acaulis	-				notes				
Angelita Daisy	5 gal.	62							
Lantana montevidensis	-								
Trailing Purple Lantana	-								



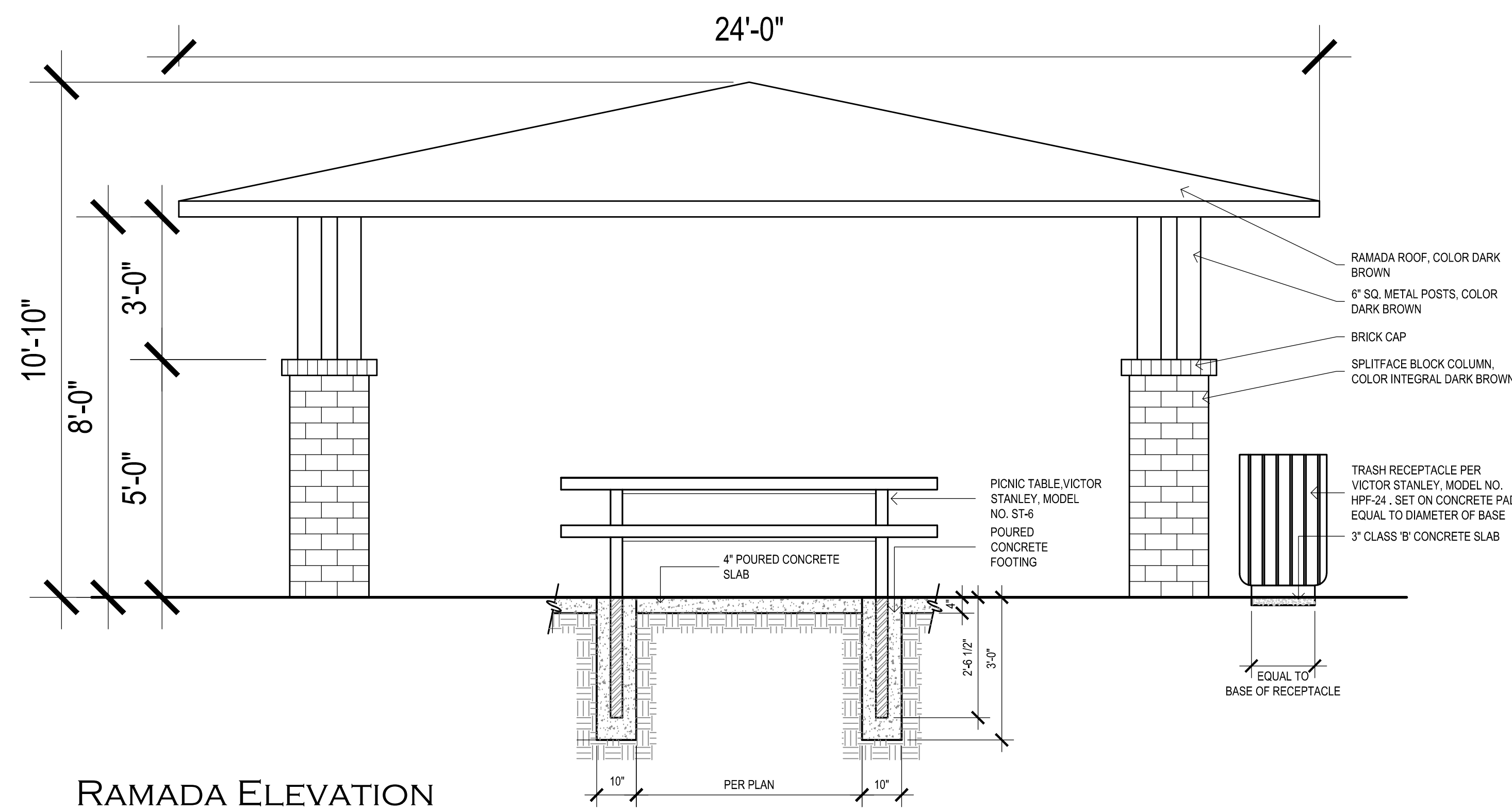
PLAN SCALE 1:10'  
DATE: 02.13.14







**A** **LAWN STEP SECTION**  
SCALE: NTS

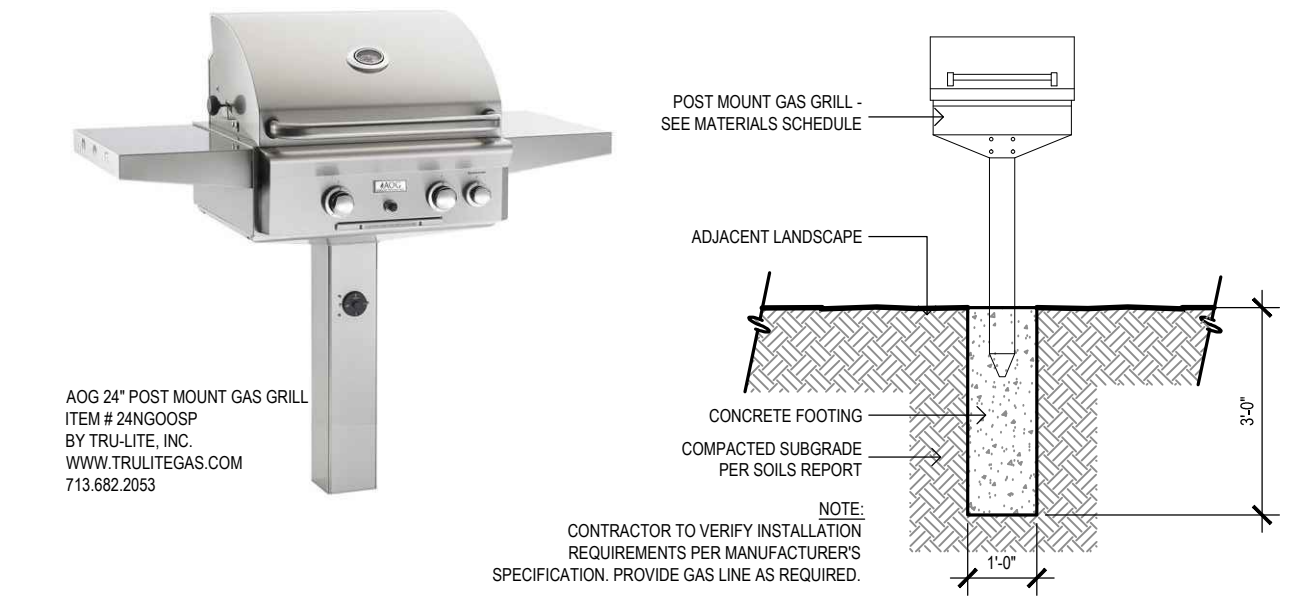


**RAMADA ELEVATION**  
SCALE: NTS



PLAYSTATIONS	REQUIRED	PROVIDED
29 UNITS x .25 (.25 PLAYSTATIONS REQUIRED PER UNIT)	7.25	8

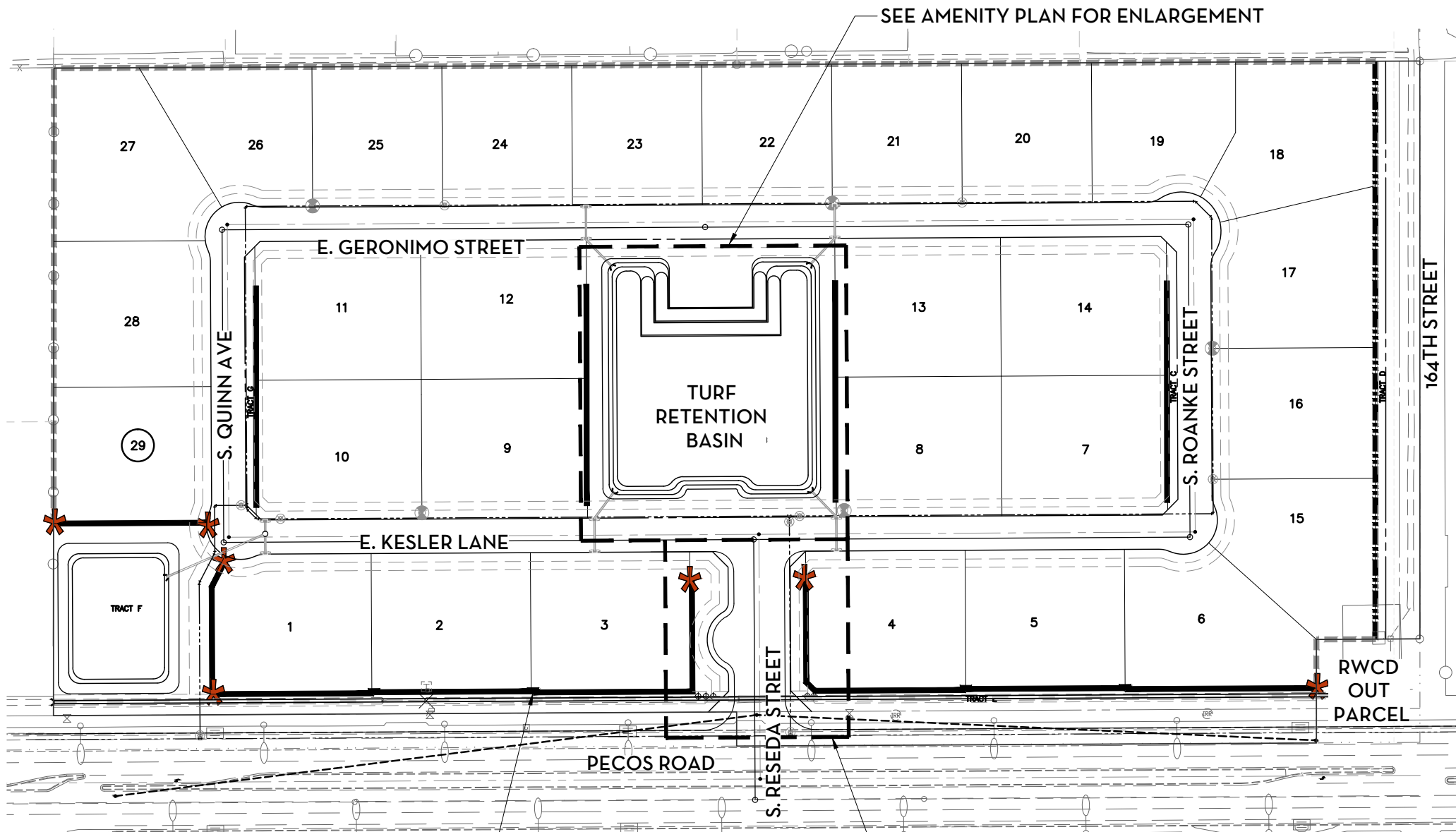
**TOT LOT - LANDSCAPE STRUCTURES**  
PLAYSTATION COUNT = 8



**BBQ GRILL**  
SCALE: NTS





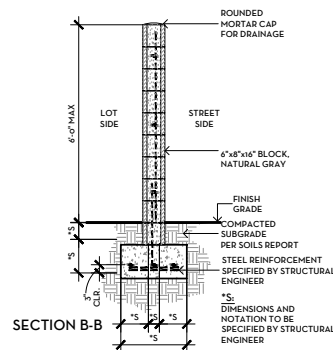
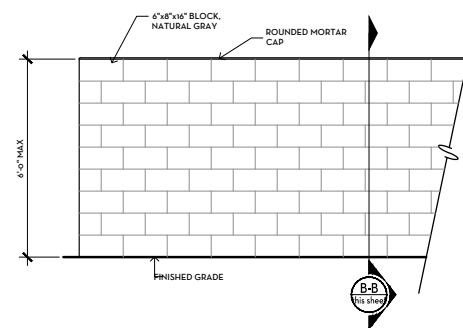


SEE AMENITY PLAN FOR ENLARGEMENT

symbol	description
	6' 0" themewall, see bottom left
	6' 0" viewfence, see bottom right
	builder wall
	uplights - FX brass lighting, model VS, see design photo
	column locations at theme wall



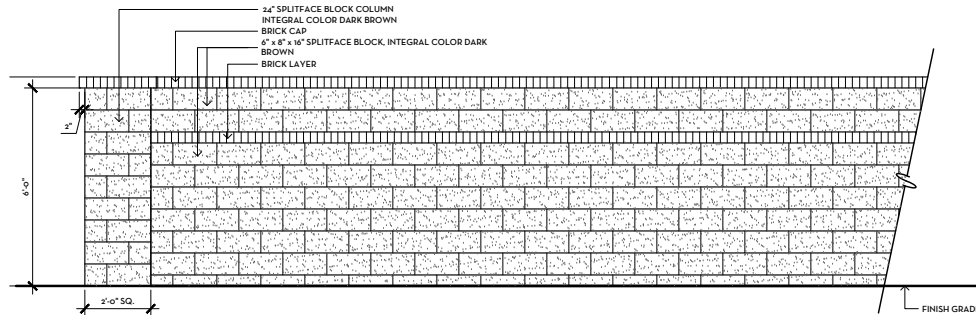
**FX BRASS UPLIGHT**  
model no. VS, natural brass finish



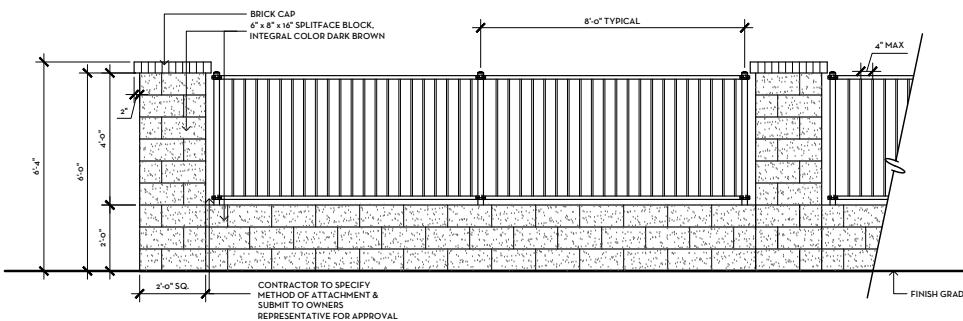
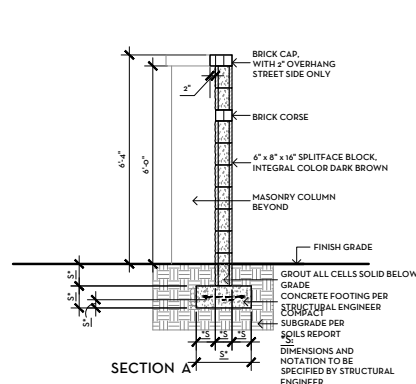
**BUILDER WALL**  
Scale: 3/8"=1'-0"

24" JOG IN WALL AS SHOWN ALONG PECOS ROAD

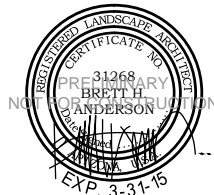
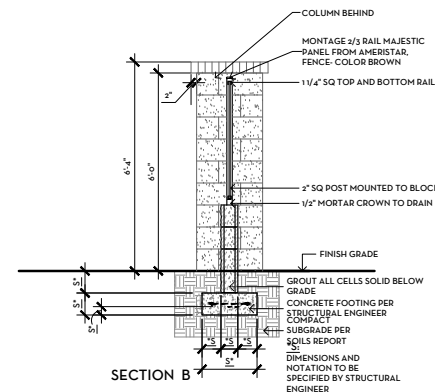
REFER TO ENTRY AND ENTRY WALL CONCEPT SHEET FOR ENLARGEMENT



**THEMEWALL**  
Scale: 3/8"=1'-0"

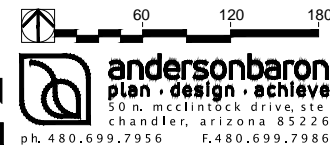


**VIEWFENCE**  
Scale: 3/8"=1'-0"



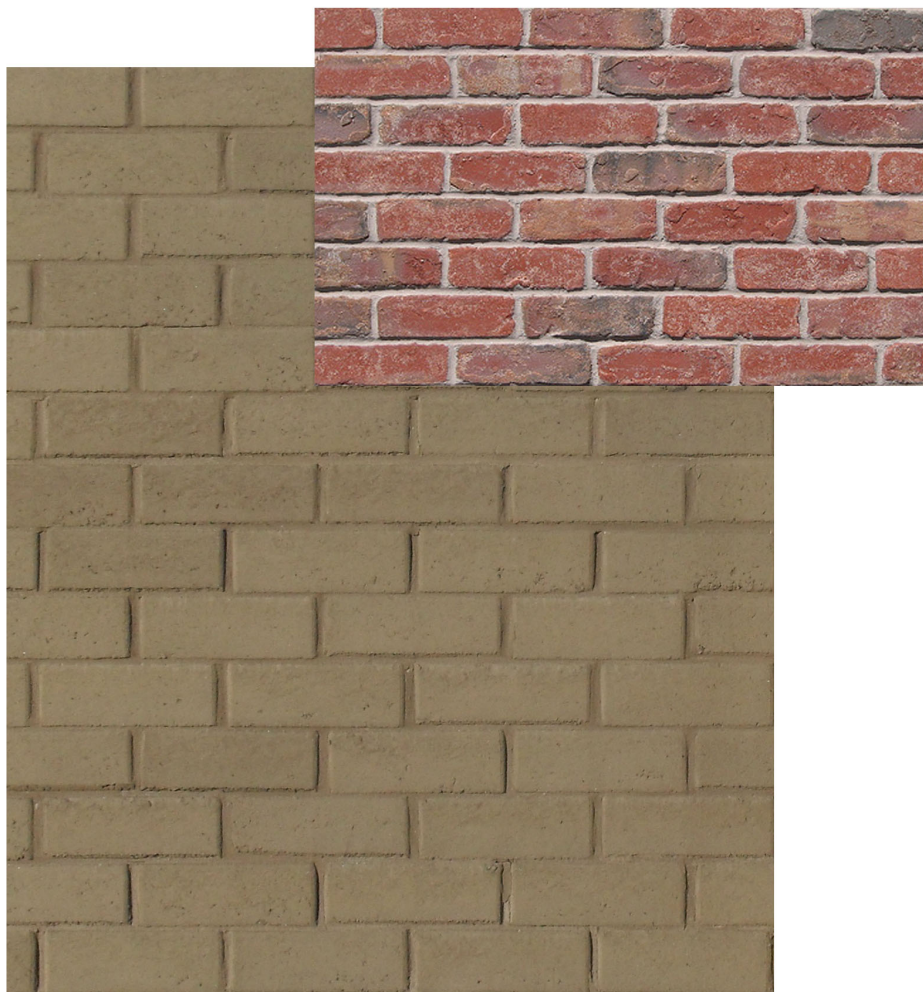
THE ENCLAVE

WALL PLAN

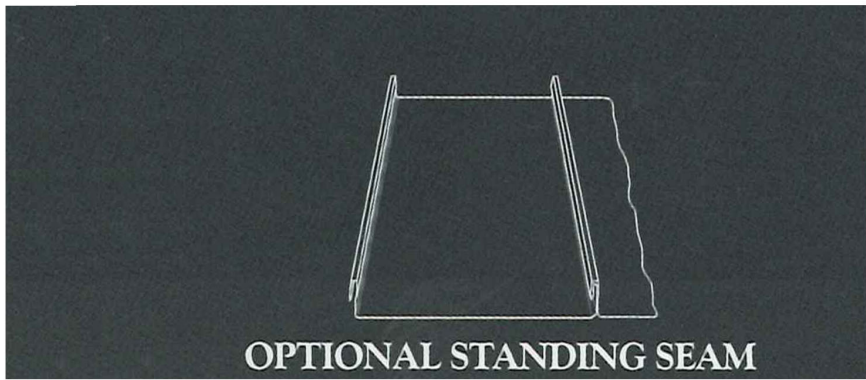


PLAN SCALE 1:60'  
DATE: 02.13.14

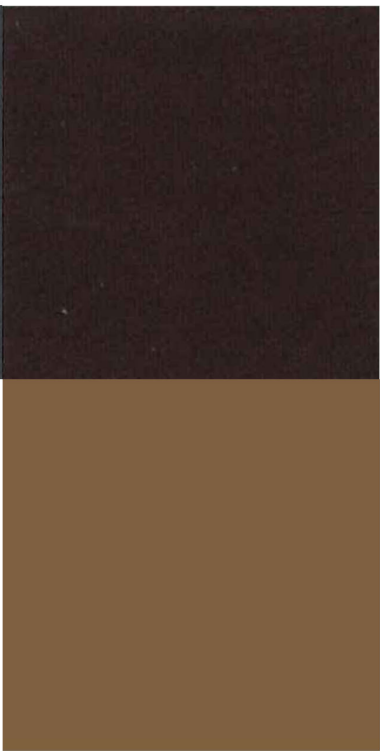




Theme Wall -Superlite Adobe Brown Slump Block - Robinson Brick Tumbled Flashed cap



View Fence/Sign Letters – Tiger Drylac Breccia

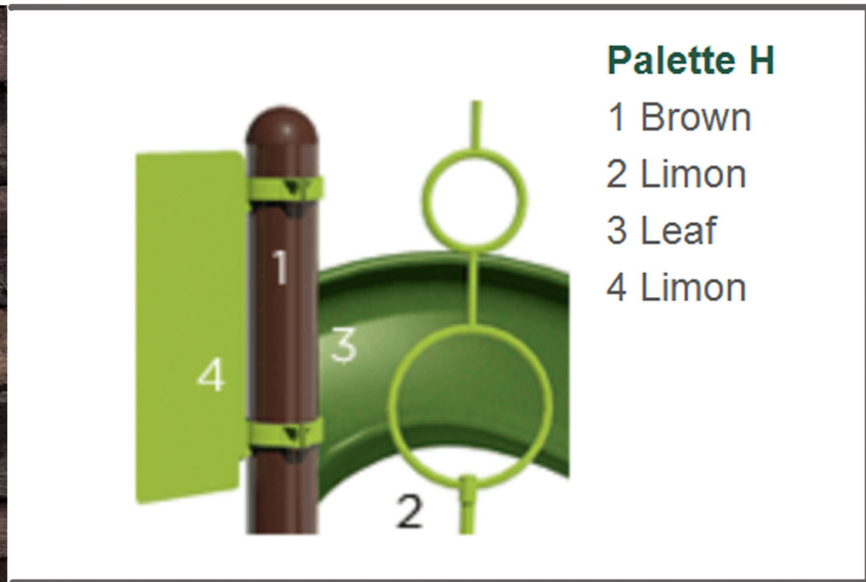


Ramada  
Metal Roof – 12” standing seam:  
Mansard Brown

Ramada  
Metal Frame Color:  
RAL 8000



Entry Feature wall - Eldorado Stone: Cliffstone - Lantana



Play Structure: Landscape Structures Palette H



Granite: Kalamazoo Apache Brown - 5/8” screened